

Susan Tae

From: SSL <steve_lamb57@sbcglobal.net>
Sent: Monday, August 01, 2016 1:01 PM
To: Susan Foster-Roberto Quintana; Camille Dudley; Jerry Rhoads; 'gaboon'
Cc: Susan Tae; 'Edel Vizcarra'; 'Michael Antonovich'; 'Andre Coleman'; 'Andrew Schwartz'; 'Kevin Uhrich'; 'Kathryn Barger Leibrich'; 'Marietta Kruells'; 'Mindy Kittay'; 'Len Zola'; 'G. Mcphee'; 'Jonathan Vos Post'; 'Allan Wasserman'; 'Joe Brown'; 'George Lewis'; 'Tami DeVine'; 'Mary Dee Romney'; 'Okorie Ezieme'; 'James Macpherson'; 'Steve Bass'; 'Eraca Allen'; 'Elliot M. Gold'; 'Steve Haussler'; 'Lawrence Wilson'; 'Peg Hardiman'; 'Martin A. Gordon'; 'Leslie Dutton'; 'David Smith'; 'Walter Olszewski'; 'Lori Webster'; 'Kevin Lynn'; 'Jerry Rhoads'; 'Laura Travnitz'; 'Ian Whitcomb'; 'Brian Franklin'; 'Jason Jesse Brown'; 'Alan Zorthian'; 'Joe Hopkins'; 'Jae Townsend'; 'Ken Marshall'; 'Chris R. Holden'; 'David James'; 'Connie Chung'; 'Steven Mar'; 'Justin Chapman'; 'Maureen Ward'; 'Daniel Gottlieb'; 'Dale (PNC) Trader'; 'David McDonald'; 'Richard Marshalian'; 'Susanna Dadd'; 'John Grancich'; 'Betsy Boer'
Subject: Re: Altadena CSD

Susan-

I don't believe the Altadena Community has any buy in to the existing or the proposed CSD standards. They don't in the main even know such a thing exists. Their Town council people, who have the responsibility to notify their constituents just plain have not done so, nor have they informed them, nor have they educated or involved them. There is ZERO consent of the governed here.

Even early in my day, at BEST the highest numbers ever achieved in a Town Council was about 2000 votes in a town of 43000. Pathetic, but better than the recent decade when 240 or so votes are average and 500 is a miraculous achievement. The PEOPLE have no FAITH in the Town Council because the majority of them are so busy trying to curry favor and be someone that they have no time or interest in SERVING ALTADENA'S CITIZENS. And "we left it on our always out of date horribly laid out impossible to use web site." isn't an answer to that. They are elected to act as OMNIBUDSMEN, not courtiers.

When you look at all the organizations in Altadena , you find it's a interlocking group of about 650-750 and the same people. The chamber, the ATC, the Heritage, the NBBA they each are "representing" the same slice of the Altadena Community and not the whole community. This is the problem. They really have no legitimacy and they never try to get it, in fact they actively discourage their members from going outside the group and getting a more representative sample of the population. They go nuts everytime someone does.

So someone can form say a "Coalition" of these groups. It's meaningless as a measure of the town. Its the same 700 people. The Supervisors office knows this, they just PRETEND they are stupid and don't. After 35 years in office they couldn't help but know it.

But sadly you are mostly right. It's pretty much the same in Pasadena. The only difference there is that when they do something crappy like the first CSD or this one, and the public finds out about it, you can vote the Rat Bastards out and make the next Rat Bastard almost behave. The development and crappy projects go on because to get the incorporated city, the County forces enough costs on you that the development can not be stopped, but you have at least a teensie bit of ability to stop the most terrible laws from being passed.

Steve.

From: Susan Foster-Roberto Quintana <artnsoul2433@sbcglobal.net>
To: Camille Dudley <areyasun@earthlink.net>; Jerry Rhoads <jerry.rhoads@gmail.com>; 'SSL' <steve_lamb57@sbcglobal.net>; 'gaboon' <gaboon@sbcglobal.net>; 'HAROLD J BISSNER III' <lukedog2@sbcglobal.net>
Cc: 'Susan Tae' <stae@planning.lacounty.gov>; 'Edel Vizcarra' <evizcarra@lacbos.org>; 'Michael Antonovich' <mantonovich@lacbos.org>; 'Andre Coleman' <andrec@pasadenaweekly.com>; 'Andrew Schwartz' <lawizz@aol.com>; 'Kevin Uhrich' <kevinu@pasadenaweekly.com>; 'Kathryn Barger Leibrich' <kbarger@lacbos.org>; 'Marietta Kruells' <mariettaemail@aol.com>; 'Mindy Kittay' <mkittay@altadenalibrary.org>; 'Len Zola' <lenzola@earthlink.net>; 'G. Mcphee' <grgmcphree@yahoo.com>; 'Jonathan Vos Post' <jvospost3@gmail.com>; 'Allan Wasserman' <allanbwasserman@gmail.com>; 'Joe Brown' <jbrown3659@aol.com>; 'George Lewis' <v668510@yahoo.com>; 'Tami DeVine' <tami@crowncitynews.com>; 'Mary Dee Romney' <rmaydee@gmail.com>; 'Okorie Ezieme' <oezieme@ngokconsultants.com>; 'James Macpherson' <editor@pasadenanow.com>; 'Steve Bass' <stevebass@earthlink.net>; 'Eraca Allen' <allen-allen@sbcglobal.net>; 'Elliot M. Gold' <elliott@telespan.com>; 'Steve Haussler' <steve@haussler.com>; 'Lawrence Wilson' <larry.wilson@sgvn.com>; 'Peg Hardiman' <peghardiman@hotmail.com>; 'Martin A. Gordon' <mgordon@lsssc.org>; 'Leslie Dutton' <ldutton@fulldisclosure.net>; 'David Smith' <drtydave@msn.com>; 'Walter Olszewski' <johnnotrin@earthlink.net>; 'Lori Webster' <lorinscott_1@msn.com>; 'Kevin Lynn' <kevin.lynn@klvideo.com>; 'Jerry Rhoads' <jrhoads@cpuc.com>; 'Laura Travnitz' <spiralveg@yahoo.com>; 'Ian Whitcomb' <ianwhitcomb1@aol.com>; 'Brian Franklin' <bfranklin@uhvengineering.com>; 'Jason Jesse Brown' <jaysunb@yahoo.com>; 'Alan Zorthian' <zorthian@worldnet.att.net>; 'Joe Hopkins' <pasjour@pacbell.net>; 'Jae Townsend' <couroau@yahoo.com>; 'Ken Marshall' <barista_ken@yahoo.com>; 'Chris R. Holden' <holden88@msn.com>; 'David James' <13234408259@commspeed.net>; 'Connie Chung' <cchung@planning.lacounty.gov>; 'Steven Mar' <smar@planning.lacounty.gov>; 'Justin Chapman' <aaronsindahouse@hotmail.com>; 'Maureen Ward' <maureenward@earthlink.net>; 'Daniel Gottlieb' <daniel.gottlieb@gmail.com>; 'Dale (PNC) Trader' <dtrader_91104@yahoo.com>; 'David McDonald' <dmcDonald@planning.lacounty.gov>; 'Richard Marshalian' <RMarshalian@planning.lacounty.gov>; 'Susanna Dadd' <susanna.dadd@gmail.com>; 'John Grancich' <fstoldschool@gmail.com>; 'Betsy Boer' <bourel@sbcglobal.net>
Sent: Sunday, July 31, 2016 10:54 PM
Subject: Re: Altadena CSD

I'm not taking a pro or con stand on incorporation, but I do know first-hand (my dad chaired the anti-incorporation effort) that there have been at least two major efforts to incorporate since my family moved to Altadena, and the sentiment was strongly anti-incorporation. Residents did not want hire taxes to pay for city council, mayor, services, etc. who they believed would likely be serving their own interests anyway...it doesn't stop crappy projects (plenty of that going on in incorporated Pasadena). Like I say, I'm not sure how I feel about it at this point, but it isn't a slam-dunk solution unless the community really agrees on what we want for Altadena. For example, I don't especially want drive-throughs on North Lake, but the current draft of CSD allows for them. I don't want height limits and density as high and as dense as the current draft allows. So maybe I just don't align well with what the community wants...or maybe there hasn't been enough vetting of the new standards and publicity to understand what the community wants.

From: Camille Dudley <areyasun@earthlink.net>
To: Jerry Rhoads <jerry.rhoads@gmail.com>; 'SSL' <steve_lamb57@sbcglobal.net>; Susan Foster-Roberto Quintana <artnsoul2433@sbcglobal.net>; 'gaboon' <gaboon@sbcglobal.net>; 'HAROLD J BISSNER III' <lukedog2@sbcglobal.net>
Cc: 'Susan Tae' <stae@planning.lacounty.gov>; 'Edel Vizcarra' <evizcarra@lacbos.org>; 'Michael Antonovich' <mantonovich@lacbos.org>; 'Andre Coleman' <andrec@pasadenaweekly.com>; 'Andrew Schwartz' <lawizz@aol.com>; 'Kevin Uhrich' <kevinu@pasadenaweekly.com>; 'Kathryn Barger Leibrich' <kbarger@lacbos.org>; 'Marietta Kruells' <mariettaemail@aol.com>; 'Mindy Kittay' <mkittay@altadenalibrary.org>; 'Len Zola' <lenzola@earthlink.net>; Camille Dudley <areyasun@earthlink.net>; 'G. Mcphee' <grgmcphree@yahoo.com>; 'Jonathan Vos Post' <jvospost3@gmail.com>; 'Allan Wasserman' <allanbwasserman@gmail.com>; 'Joe Brown' <jbrown3659@aol.com>; 'George Lewis' <v668510@yahoo.com>; 'Tami DeVine' <tami@crowncitynews.com>; 'Mary Dee Romney' <rmaydee@gmail.com>; 'Okorie Ezieme' <oezieme@ngokconsultants.com>; 'James Macpherson' <editor@pasadenanow.com>; 'Steve Bass' <stevebass@earthlink.net>; 'Eraca Allen' <allen-allen@sbcglobal.net>; 'Elliot M. Gold' <elliott@telespan.com>; 'Steve Haussler' <steve@haussler.com>; 'Lawrence Wilson' <larry.wilson@sgvn.com>; 'Peg Hardiman' <peghardiman@hotmail.com>; 'Martin A. Gordon' <mgordon@lsssc.org>; 'Leslie Dutton' <ldutton@fulldisclosure.net>; 'David Smith' <drtydave@msn.com>; 'Walter Olszewski' <johnnotrin@earthlink.net>; 'Lori

Webster' <lorinscott_1@msn.com>; 'Kevin Lynn' <kevin.lynn@klvideo.com>; 'Jerry Rhoads' <jrhoads@cpuc.com>; 'Laura Travnitz' <spiralveg@yahoo.com>; 'Ian Whitcomb' <ianwhitcomb1@aol.com>; 'Brian Franklin' <bfranklin@uhvengineering.com>; 'Jason Jesse Brown' <jaysunb@yahoo.com>; 'Alan Zorthian' <zorthian@worldnet.att.net>; 'Joe Hopkins' <pasjour@pacbell.net>; 'Jae Townsend' <couroau@yahoo.com>; 'Ken Marshall' <barista_ken@yahoo.com>; 'Chris R. Holden' <holden88@msn.com>; 'David James' <13234408259@commspeed.net>; 'Connie Chung' <cchung@planning.lacounty.gov>; 'Steven Mar' <smar@planning.lacounty.gov>; 'Justin Chapman' <aaronsindahouse@hotmail.com>; 'Maureen Ward' <maureenward@earthlink.net>; 'Daniel Gottlieb' <daniel.gottlieb@gmail.com>; 'Dale (PNC) Trader' <dtrader_91104@yahoo.com>; 'David McDonald' <dmcDonald@planning.lacounty.gov>; 'Richard Marshalian' <RMarshalian@planning.lacounty.gov>; 'Susanna Dadd' <susanna.dadd@gmail.com>; 'John Grancich' <fstoldschool@gmail.com>; 'Betsy Boer' <bourel@sbcglobal.net>

Sent: Sunday, July 31, 2016 10:36 PM

Subject: RE: Altadena CSD

Jerry is so right. Incorporation seems to be the only alternative to constantly being at the mercy of folks down at the County office that constantly want to make life better for us in Altadena by making our community look like where ever they may live or whatever developer wants to "fix" Altadena. Back in the late 80's or early 90's when I was chair of the Land Use Committee, Dewey Merrill had a study done of Altadena by an agency that determines if a community has enough income to incorporate. I don't remember the name of the group but based upon their study, Altadena could afford to incorporate. Sierra Madre with 14,000 residents is incorporated. La Canada Flintridge with 25,000 residents is incorporated. Altadena is the **BIGGEST** unincorporated community in Los Angeles County. Altadena has around 43,000 + residents. What was discussed was contracting with the County for some of the services such as sheriff, public works etc if we were to incorporate. Another alternative to not having all these CRAPPY projects or developments crammed down our throats by folks that do not live in our community is to have the County allow Altadena to have a branch office of Regional Planning in our community that handles Altadena planning and maybe that of La Crescenta which is also unincorporated. The last alternative which always seems to get the attention of the County is to file a LAWSUIT. That seems to be the only time those folks understand what we do not want in our community.

Camille

-----Original Message-----

From: Jerry Rhoads

Sent: Jul 29, 2016 8:39 PM

To: 'SSL' , 'Susan Foster-Roberto Quintana' , 'gaboon' , 'HAROLD J BISSNER III'

Cc: 'Susan Tae' , 'Edel Vizcarra' , 'Michael Antonovich' , 'Andre Coleman' , 'Andrew Schwartz' , 'Kevin Uhrich' , 'Kathryn Barger Leibrich' , 'Marietta Kruells' , 'Mindy Kittay' , 'Len Zola' , 'Camille Dudley' , '"G. Mcphee"' , 'Jonathan Vos Post' , 'Allan Wasserman' , 'Joe Brown' , 'George Lewis' , 'Tami DeVine' , 'Mary Dee Romney' , 'Okorie Ezieme' , 'James Macpherson' , 'Steve Bass' , 'Eraca Allen' , '"Elliot M. Gold"' , 'Steve Haussler' , 'Lawrence Wilson' , 'Peg Hardiman' , '"Martin A. Gordon"' , 'Leslie Dutton' , 'David Smith' , 'Walter Olszewski' , 'Lori Webster' , 'Kevin Lynn' , 'Jerry Rhoads' , 'Laura Travnitz' , 'Ian Whitcomb' , 'Brian Franklin' , 'Jason Jesse Brown' , 'Alan Zorthian' , 'Joe Hopkins' , 'Jae Townsend' , 'Ken Marshall' , '"Chris R. Holden"' , 'David James' <13234408259@commspeed.net> , 'Connie Chung' , 'Steven Mar' , 'Justin Chapman' , 'Maureen Ward' , 'Daniel Gottlieb' , '"Dale (PNC) Trader"' , 'David McDonald' , 'Richard Marshalian' , 'Susanna Dadd' , 'John Grancich' , 'Betsy Boer'

Subject: RE: Altadena CSD

Due to other unavoidable commitments, I arrived about 45 minutes into last evening's public hearing. The person giving public comment at that moment was repeatedly asking if we needed to "incorporate" which I understood to mean begin the process of becoming an incorporated city with a real city council. During the course of the evening I heard these same though form other people as well. I view such a move as the ONLY thing that will end once and for all being at the mercy of a town council whose members represent only their friends and A regional planning commission whose members made it clear last night that they do not every again want to face our wrath.

I urge all involved in the strongest possible terms to consider the benefits of cityhood.

From: SSL [mailto:steve_lamb57@sbcglobal.net]

Sent: Thursday, July 28, 2016 2:46 PM

To: Susan Foster-Roberto Quintana; gaboon; HAROLD J BISSNER III

Cc: Susan Tae; Edel Vizcarra; Michael Antonovich; Andre Coleman; Andrew Schwartz; Kevin Uhrich; Kathryn

Barger Leibrich; Marietta Kruells; Mindy Kittay; Len Zola; Camille Dudley; G. McPhee; Jonathan Vos Post; Allan Wasserman; Joe Brown; George Lewis; Tami DeVine; Mary Dee Romney; Okorie Ezieme; James Macpherson; Steve Bass; Eraca Allen; Elliot M. Gold; Steve Haussler; Lawrence Wilson; Peg Hardiman; Martin A. Gordon; Leslie Dutton; David Smith; Walter Olszewski; Lori Webster; Kevin Lynn; Jerry Rhoads; Laura Travnitz; Ian Whitcomb; Brian Franklin; Jason Jesse Brown; Alan Zorthian; Joe Hopkins; Jae Townsend; Ken Marshall; Chris R. Holden; David James; Connie Chung; Steven Mar; Justin Chapman; Maureen Ward; Daniel Gottlieb; Dale (PNC) Trader; David McDonald; Richard Marshallian; Susanna Dadd; John Grancich; Betsy Boer
Subject: Re: Altadena CSD

As a matter of full disclosure, Supervisor Antonovich's Pasadena Deputy Sussy Nemer, asked me to apply to the CSD committee. I declined to do so. It's not that I didn't believe they needed my input, it's not that I did not want to serve, it's that I didn't want to waste my time.

I was a member of the ATC for 19 years. In that time the original CSD was passed, the Hillside ordinance and we had two committees that worked over two years each on the fence issue. In each case at the end of the long exhaustive process the County of Los Angeles took our work, wrote something entirely different that did not represent either the needs or the will of Altadenas citizens as they repeatedly and expressed it, even when they did come to our meetings. We were basically told by the various chairs that this was all the County would give us and to take it. In each case I sent long letters of dissent and of course they were 100% ignored.

I figured I could save years of time and annoyance by not participating, because I knew at the end of the day, this would be, as it turns out to be, yet another repeat performance. I also noticed I was being invited to apply before a group entirely hostile to me, and that any later disagreement would be jeeringly put down to sour grapes.

I figured the lengthy but to be ignored written comments being placed on the record for the future, was the best one could hope for. This is not to say my comments are not valid, just that I have no belief in the legitimacy from a John Locke sort of perspective, of those granted fleeting authority, who will read them.

As always, my cynicism seems to be far more accurate a prophet than my best hopes.

From: Susan Foster-Roberto Quintana <artnsoul2433@sbcglobal.net>
To: gaboon <gaboon@sbcglobal.net>; HAROLD J BISSNER III <lukedog2@sbcglobal.net>
Cc: SSL <steve_lamb57@sbcglobal.net>; Susan Tae <stae@planning.lacounty.gov>; Edel Vizcarra <evizcarra@lacbos.org>; Michael Antonovich <mantonovich@lacbos.org>; Andre Coleman <andrec@pasadenaweekly.com>; Andrew Schwartz <lawizz@aol.com>; Kevin Uhrich <kevinu@pasadenaweekly.com>; Kathryn Barger Leibrich <kbarger@lacbos.org>; Marietta Kruells <mariettaemail@aol.com>; Mindy Kittay <mkittay@altadenalibrary.org>; Len Zola <lenzola@earthlink.net>; Camille Dudley <areyasun@earthlink.net>; G. McPhee <grgmcphee@yahoo.com>; Jonathan Vos Post <jvospost3@gmail.com>; Allan Wasserman <allanwasserman@gmail.com>; Joe Brown <jbrown3659@aol.com>; George Lewis <v668510@yahoo.com>; Tami DeVine <tami@crowncitynews.com>; Mary Dee Romney <rmarydee@gmail.com>; Okorie Ezieme <oezieme@ngokconsultants.com>; James Macpherson <editor@pasadenanow.com>; Steve Bass <stevebass@earthlink.net>; Eraca Allen <allen-allen@sbcglobal.net>; Elliot M. Gold <elliott@telespan.com>; Steve Haussler <steve@haussler.com>; Lawrence Wilson <larry.wilson@sgvn.com>; Peg Hardiman <peghardiman@hotmail.com>; Martin A. Gordon <mgordon@lsssc.org>; Leslie Dutton <ldutton@fulldisclosure.net>; David Smith <drtydave@msn.com>; Walter Olszewski <johnnotrin@earthlink.net>; Lori Webster <lorinscott_1@msn.com>; Kevin Lynn <kevin.lynn@killvideo.com>; Jerry Rhoads <jrhoads@cpuc.com>; Laura Travnitz <spiralveg@yahoo.com>; Ian Whitcomb <ianwhitcomb1@aol.com>; Brian Franklin <bfranklin@uhvengineering.com>; Jason Jesse Brown <jaysunb@yahoo.com>; Alan Zorthian <zorthian@worldnet.att.net>; Joe Hopkins <pasjour@pacbell.net>; Jae Townsend <couroau@yahoo.com>; Ken Marshall <barista_ken@yahoo.com>; Chris R. Holden <holden88@msn.com>; David James <13234408259@commspeed.net>; Connie Chung <cchung@planning.lacounty.gov>; Steven Mar <smar@planning.lacounty.gov>; Justin Chapman <aaronsindahouse@hotmail.com>; Maureen Ward <maureenward@earthlink.net>; Daniel Gottlieb <daniel.gottlieb@gmail.com>; Dale (PNC) Trader <dtrader_91104@yahoo.com>; David McDonald <dmcdonald@planning.lacounty.gov>; Richard Marshallian <RMarshallian@planning.lacounty.gov>; Susanna Dadd <susanna.dadd@gmail.com>; John Grancich <fstoldschool@gmail.com>; Betsy Boer <bourel@sbcglobal.net>

Sent: Thursday, July 28, 2016 2:17 PM
Subject: Re: Altadena CSD

Thank you, Lori Paul, for this excellent assessment and summary.

I want to be sure the County representatives on this e-mail see your request, which I heartily endorse, so I am repeating it here: I respectfully request that the County settle on a current DRAFT of the Altadena Community Standards District and freeze that DRAFT until a new, appropriately lengthy review period can commence. More rigorous public outreach regarding the content and importance of the proposed changes in the CSD also needs to occur.

The changes made by the few, brokered and modified by County Planning and transformed into technical, legal requirements, does not represent the views of the many who will be economically and socially impacted highly by this document

I am grateful to you, Rob, Steve for your vigilance and efforts to participate. As I have mentioned in an earlier e-mail, I share the concerns about drive-through services and about height-density.

Full disclosure: I tried, but I could not finish Mr. Bissner's essay. It was a murky slough to wade in from the get go...his threat to bring action against, essentially, anyone who disagrees created an obstacle as impenetrable as Mr. Gabay's prison-block wall at Lake and Calaveras.

Susan Foster

From: gaboony <gaboony@sbcglobal.net>
To: HAROLD J BISSNER III <lukedog2@sbcglobal.net>
Cc: SSL <steve_lamb57@sbcglobal.net>; Susan Tae <stae@planning.lacounty.gov>; Edel Vizcarra <evizcarra@lacbos.org>; Michael Antonovich <mantonovich@lacbos.org>; Andre Coleman <andrec@pasadenaweekly.com>; Andrew Schwartz <lawizz@aol.com>; Kevin Uhrich <kevinu@pasadenaweekly.com>; Kathryn Barger Leibrich <kbarger@lacbos.org>; Marietta Kruells <mariettaemail@aol.com>; Mindy Kittay <mkittay@altadenalibrary.org>; Len Zola <lenzola@earthlink.net>; Camille Dudley <arevasun@earthlink.net>; G. McPhee <grgmcphee@yahoo.com>; Jonathan Vos Post <jvospost3@gmail.com>; Allan Wasserman <allanwasserman@gmail.com>; Joe Brown <jbrown3659@aol.com>; George Lewis <v668510@yahoo.com>; Tami DeVine <tami@crowncitynews.com>; Mary Dee Romney <rmarydee@gmail.com>; Okorie Ezieme <oezieme@ngokconsultants.com>; James Macpherson <editor@pasadenanow.com>; Steve Bass <stevebass@earthlink.net>; Eraca Allen <allen-allen@sbcglobal.net>; Elliot M. Gold <elliott@telespan.com>; Steve Haussler <steve@haussler.com>; Lawrence Wilson <larry.wilson@sgvn.com>; Peg Hardiman <peghardiman@hotmail.com>; Martin A. Gordon <mgordon@lsssc.org>; Leslie Dutton <ldutton@fulldisclosure.net>; David Smith <drtydave@msn.com>; Walter Olszewski <johnnotrin@earthlink.net>; Lori Webster <lorinscott_1@msn.com>; Kevin Lynn <kevin.lynn@klvideo.com>; Jerry Rhoads <jrhoads@cpuc.com>; Laura Travnitz <spiralveg@yahoo.com>; Ian Whitcomb <ianwhitcomb1@aol.com>; Brian Franklin <bfranklin@uhvengineering.com>; Jason Jesse Brown <jaysunb@yahoo.com>; Alan Zorthian <zorthian@worldnet.att.net>; Joe Hopkins <pasjour@pacbell.net>; Susan&Roberto Quintana <artnsoul2433@sbcglobal.net>; Jae Townsend <couroau@yahoo.com>; Ken Marshall <barista_ken@yahoo.com>; Chris R. Holden <holden88@msn.com>; David James <13234408259@commspeed.net>; Connie Chung <cchung@planning.lacounty.gov>; Steven Mar <smar@planning.lacounty.gov>; Justin Chapman <aaronsindahouse@hotmail.com>; Maureen Ward <maureenward@earthlink.net>; Daniel Gottlieb <daniel.gottlieb@gmail.com>; Dale (PNC) Trader <dtrader_91104@yahoo.com>; David McDonald <dmcDonald@planning.lacounty.gov>; Richard Marshalian <RMarshalian@planning.lacounty.gov>; Susanna Dadd <susanna.dadd@gmail.com>; John Grancich <fstoldschool@gmail.com>; G.M. <grgmcphee@yahoo.com>; Betsy Boer <bourel@sbcglobal.net>

Sent: Thursday, July 28, 2016 2:01 PM
Subject: Re: Altadena CSD

Dear Jamie,

Robert Staehle and I were CC'd on your reply to Steve Lamb, that was copied to a long distribution list of local residents and County notables (also copied on this response).

With due respect, the history of the Altadena Town Council's involvement in the update of the Community Standards District (CSD) for Altadena dating back to Gino Sund (!) leaves some of us out, along with quite a bit of quirky, if relevant, history. I was actually one of the earlier proponents of revisiting and updating the rather

excellent, if woefully outdated, 1963 Altadena Community Plan and subsequent Altadena CSD approved on 10 July of 1986.

I, and others, recall the four, well-attended Altadena "visioning" meetings hosted by the *Community Development Commission of Los Angeles* on 4 April, on 25 April, and on 6 June 2012 in the Loma Alta Gym. Numerous good ideas and a lot of consensus about the character of Altadena and suggestions for its future occurred at those meetings, as you note. After that, though, the "process" of updating the CSD, sans additional meetings by the Community Development Commission of L.A., dropped off of the radar for a vast majority of Altadenans until the current ~57 page CSD DRAFT(s), crafted by a few volunteers, appeared in 2016 as an almost a "done deal."

Steve can be extremely unvarnished in his comments and views; however, he is also very knowledgeable re: local history and often brings up relevant points and valid concerns. I fear... due to the magnitude of the CSD and the County process pipeline that is marching a defective CSD towards ratification... that many of us have found ourselves sitting by the sidelines, as Steve, with his broad expertise and local experience, has led the largely solo charge to bring serious issues to light. We have let Steve take the hit of unfounded criticism that should be shared by all.

Threatening Steve and anyone else who demurs at this juncture with legal Action for vilification, liable and slander is thin-skinned and inappropriate. Rob and I have been volunteers for years, most lately on the County-founded ad hoc ACTRWG to restore and reconnect the Altadena Crest Trail for public benefit. I co-founded what used to be the Altadena Foothills Conservancy (AFC) with Astrid Ellerseick (deceased) and Nancy Steele (resigned). If you volunteer to accomplish anything... If you work for government with the best of intentions... you will inevitably become a target of criticism and ire. Legal threats and blustering is an inappropriate response to all of us CC'd.

As a long time volunteer and activist in Altadena, I assure you that debate, derisive comments, and even unpleasant personal behavior are a natural part and parcel of the territory. Also, don't kill the messenger. Many, if not all, of Steve's concerns seem valid to me and to others, though we've not had time to chime in on the moving target of the Altadena CSD DRAFT(s).

The problem that has been haunting the update of the Community Standards District (CSD) is that the excellent ideas and concepts captured at the 2012 visioning sessions were subsequently assigned for action to a self-selected committee of volunteers under the purview of the obscure Altadena Town Council (ATC). While it might be difficult to hear, *the Altadena Town Council is not known to thousands of Altadena residents*. It is an all-volunteer Council that, unlike more productive Councils in other unincorporated communities, has proven to be contentious, ineffectual, problem-personality driven, and too often a rubber stamp for the agendas of certain individuals and for some County actions. The Altadena Town Council has no **real** government authority. It is strictly advisory to Los Angeles County.

Your reaction and indignation seems based on the erroneous assumption that the Altadena Town Council is a functional, elected City Council that represents an invested and responsive population of local residents. Let me repeat... Few Altadenans know enough about the ATC to even vote for its members. How many voted in the May 2016 ATC election out of over 42,700+ residents in Altadena? 242 persons (including Rob and I). Failure of the ATC to actually represent Altadena is not a problem that can be solved easily, but I bring it up to put proper perspective on the alleged ATC authority that forms significant subcommittees, including the persons who were selected to update the CSD.

As a result, the Altadena CSD DRAFT(s) appear to be cobbled together out of personal desires supported by the 11 subcommittee members, folded and formatted into general County Planning goals. Your personal business is development and construction related, for example. And your motive to allow drive-through businesses that have long been prohibited in Altadena is personal, as you state yourself, because you desire more drive-throughs for your elderly relatives and yourself. You can certainly submit that comment for your family, but it is inappropriate to use your position on the CSD subcommittee to push such a major zoning change for Altadena. Instead, work should've focused on collating and codifying the vision elements collected in 2012. There are many ways to assist those with limited mobility that would not include promoting "drive through" businesses in Altadena that tend to reduce the quality and walkability of business districts. This is only one example.

Increasing density of developments in Altadena is another. I doubt such an increase in building stories and units would be allowed by a *City* such as La Canada Flintridge? You can bet that wouldn't fly there; however, there is a clear movement across the entire Los Angeles metropolitan area and Pasadena to build more and bigger housing units, including big box rental projects, by increasing locally allowed density. Such a change in Altadena would adversely impact the semi-rural foothill character of our community as well as property values.

Your assertions that the Gabay brothers did everything "legally" to shove that prison-block building on Lake next to Ralphs, along with your statement that they are only "maximizing the potential use of their land" by building the largest, possible structure without set backs, seems to come from your sympathies as a developer yourself. What is "legal" and what is "right" for a community are too often two different things.

Arman Gabay is familiar to me as an unscrupulous, avaricious developer who has been responsible for deteriorating malls and other "slum lord" property problems in Las Vegas, Nevada, near my mother's residence there. His hostile actions in attempting to "encourage" small businesses to leave a mall he has allowed to go derelict on Tropicana Avenue have made the news. Mr. Gabay owns several parcels in Altadena, including the site of the failed Wal-Mart Neighborhood Market on Lincoln Avenue. That was formerly the Disabled Veterans Thrift Store that Mr. Gabay allowed to deteriorate until the roof was unsafe and he could get rid of those tenants. His actions speak legions about how little he cares for what Altadena needs. That includes his dealings with the once-planned Ralphs expansion into a full service market and deli built with a Mt. Lowe-inspired design on Lake Avenue. I was at the meeting where the blueprints for that Ralph's project were debuted. In my opinion, greed sabotaged what would have been an excellent anchor development for Altadena.

The crux of the problem is the fact that parcels in Altadena owned by Gabay have been zoned as "by right projects" that do not require a CUP nor any public input. What the builder wants to build on such a location gets routine administrative approval, regardless of what neighbors or customers need or find objectionable in the project. Regarding the current CSD update, have future problematic "by right projects" been eliminated? Since I and so many others have not had the time to read and evaluate the lengthy, technical CSD DRAFT(s), I don't know the answer to that question.

This brings me to Steve's following comments, which I find have strong, valid components that have not been answered by Ms. Tae:

My second CEQA objection is that the department plans, according to what has been read to me, to continuously update the materials on its website regarding the CSD, while simultaneously not extending the comment period every time the materials are updated. The draft is at least 57 pages long. Continuous updating is a tremendous burden for the public to track particularly only on the departments website and not done by adding complete hard copies in the library of each new altered version. Numerous studies at UCLA, Cal Berkley, Stanford and Harvard have shown that all humans, even digital natives have significantly reduced ability to retain and analyze complex materials read on a computer screen. I believe this rolling modification and addition to exhibits and materials, only on the departments website, without resetting the comment period as each modification is made, violates the notice rules of CEQA.

My rather long formal letter, filed on behalf of the Architects, planners, Historians and Designers of the Society of Organic Architects lists what are several objections to a Neg. Dec. I will not be done with this letter for at least another week. Among these objections that are pertinent to a negative declaration are the increase in noise, traffic, and traffic hazards from newly allowed drive thru businesses on Lake Avenue, The creation of a mixed use district on lake avenue with no notification to the public anywhere that this will mean allowing condos and or apartments on Lake Avenue with increases in traffic, and that the height limit is raised in this mixed use area to 48 feet, we suppose in order to allow for multi story living spaces above businesses on Lake Avenue.

These changes will have SIGNIFICANT, FORSEEABLE, NEGATIVE impacts on the entire Altadena Community and that a negative declaration on this project is inappropriate and that a full EIR is required.

It is very difficult for those of us in Altadena who are aware of the CSD "process," and who understand the critical importance of the proposed changes in standards and zoning, to wade through a 57 page DRAFT that keeps morphing a bit every time the County uploads a slightly new version. Just reading through the 57 page, originally-released first DRAFT takes quite a bit of time for those of us who work, take children to school, care for elderly family members, and so forth.

Altadenans who have complained, like Steve, recognize this. His comments about failing to find convenient hard copies of the CSD at the Altadena Library are valid. Reading long documents online, and referencing comments to that document, is time-consuming and challenging, though important. And, what good is a DRAFT document that a.) Few of the 42,000 residents in Altadena know about, though it may affect their lives and property values greatly; and, b.) keeps changing from the version that is supposed to be available as hard copy?

Add to this the fact that many folks not only did not receive the postcard about the CSD DRAFT release, for whatever reason, but, more crucially, many recipients of the postcard were clueless about the importance of what it announced. Those yellow postcards often get folded into junk mail "Penny Saver" newspapers and lost, but even if received, they are often misunderstood as written.

You state that there were few applicants for the CSD subcommittee. That was most likely because so few Altadenans knew what was being done, why, when, and by whom. Also, I believe that there were emotional decisions made that excluded a few persons who were very qualified to serve on the CSD update effort. For example, Marietta Kruells, a long-time local resident and equestrian who is very knowledgeable about Altadena's history and character, was allegedly dropped because of an arbitrary objection from a committee member. While this is an unconfirmed rumor, it raises some question about the composition of the subcommittee.

Selecting the CSD subcommittee essentially from "*Stakeholders engaged in their volunteerism serving the Town, including Chamber [of Commerce], Heritage, ATC, and others...*" was not sufficient and, I believe, resulted in a bias benefitting business owners, realtors, and others that do not represent the residents of Altadena. You never received a query about the subcommittee's CSD meetings, because most of us were clueless about the detailed CSD DRAFT being written. As a result, the CSD subcommittee has largely been working with County Planners without post-visioning meeting participation of the community. Altadena is, admittedly, an eclectic "town" with makes careful inclusion of the visioning concepts all the more important.

Altadenans are not acting surprised and dismayed about the current CSD that is, according to you, "ready to be finalized" just to be "mean." We are very concerned about the nearly final form of the current DRAFT(s) that need far more than mere "refinement," as you put it.

As far as most of us can tell, the CSD went directly from the 3 "visioning" sessions back in 2012 to a ready-to-be-approved CSD requiring only minor "tweaking" before being sent to the Board of Supervisors. This is simply not acceptable. All of us must live by what is approved in the CSD and, from what many Altadenans I respect have found, thus far, the CSD DRAFT(s) are full of bad surprises and serious flaws.

I respectfully request that the County settle on a current DRAFT of the Altadena Community Standards District and freeze that DRAFT until a new, appropriately lengthy review period can commence. More rigorous public outreach regarding the content and importance of the proposed changes in the CSD also needs to occur.

The changes made by the few, brokered and modified by County Planning and transformed into technical, legal requirements, does not represent the views of the many who will be economically and socially impacted highly by this document. Though Steve Lamb has been most vocal, this is not a "Steve Lamb" problem. Far more Altadenans are becoming concerned about the "updated" CSD written by subcommittee. Waiting to make our major, urgent comments *after* a version of the CSD has been sent to the Board of Supervisors is far, far too late.

I will attend the meeting tonight; however, far more time is needed than this single meeting for Altadena to "own" any version of new CSD. This includes the urgent need for an unaltered, final DRAFT for broad and serious public evaluation, as well as answers to questions regarding CEQA concerns.

Sincerely,
Lori

Lori L. Paul
Robert L. Staehle
626.798.3235
gaboorn@sbcglobal.net
153 Jaxine Drive
Altadena, CA 91001

- - -

On Jul 27, 2016, at 8:46 PM, HAROLD J BISSNER III <lukedog2@sbcglobal.net> wrote:

All,

Okay, can we all take a deep breath on this? Permit me to align some facts as to how this all transpired and as to where it stands today and to the ancillary's of Steve Lamb's issues he has aired.

Several years back and under the tutelage of Gino Sund as Chair of the Altadena Town Council (ATC) it was recognized the Community Standards District (CSD's) mandates for the Town and for the Lake Avenue Specific were outdated and did not reflect current reality with those having been conducted, ratified and codified some 20 years prior. Fair enough and spot on for Sund to call for a re-visitation. Something I felt was long overdue given new realities for Altadena and a new populace as well as an aging population in general. Specifically me, now age 58.

Mr. Sund addressed the matter in concert with ATC setting in motion discussion by ATC and then advanced the matter to be established, discussed and revised as to CSD's.

Mr. Sund retired from his position as Chair with Bernardean Broadous aspiring to Chair of ATC. Ms. Broadous and ATC appointed me to spearhead a format for a Subcommittee to ATC and a composition of membership. I conducted that and, inevitably, that subcommittee was established with a composition of fine Volunteer members who stepped forth and were approved by ATC and that also well comprised a broad section of our community including demographic makeup across town, business owners and lay persons. The solicitation of applicants was cast far and wide by me and ATC and using all means available given the limited resources for public dissemination.

There was to be no exclusion to any individual, by me, in the format adopted but it must be realized that we could not incorporate a Subcommittee of 42,000 residents. I set a limit of 7 members but soon expanded that to 11 members at the behest of the Chair of ATC. We sought a broad coalition and achieved that. Period. We had few applicants to disqualify and this process was done in a communal, not unilateral, manner. Members of the Subcommittee were to be comprised from, among others, those Stakeholders engaged in their volunteerism serving the Town including Chamber, Heritage, ATC and others.

The entire process was enabled and well supported by the County and all of Antonovich's personnel commencing with three Community Visioning meetings at the Loma Alta Park Gymnasium which both my wife and I attended as did Steve Lamb. There was never any exclusion to anyone in those well publicized meetings nor in the inevitable selection process by ATC of Subcommittee members. While membership had to be whittled down, it was not done unilaterally. There were many meetings and I expended a great amount of time working on forging the best for the Committee membership.

The Subcommittee worked diligently for over two years meeting twice a month in an open door fashion and in concert with top flight people from Antonovich's office along with Regional Planning and Building and Safety.

The conclusions from the visioning meetings was heavily relied on and implemented.

In this format was hammered out a damn good plan which the Community can view and make final comment on Thursday July 28 at Eliot at 6PM. I'm afraid that I'm predisposed to a premises liability matter in Nevada and cannot attend.

Some emails and discussions that I have viewed seems to desire to throw out all the hard work of all the fine Volunteers and that's not going to happen if I have a say moving forward.

Steve alludes to no knowledgeably of the Subcommittee nor having applied. He did apply. No knowledge as to where they met and when. Those meetings were no secret and he has had my contact information for nearly 2 decades and I never got a query. Steve, retract this stuff.

Mr. Lamb has brought into question the Committee Chair's motivations on a specific element. An element I address below as to physical debilitations and "Drive Thru Service". Shame on you Steve!

Steve, you again place yourself in a position of an Action being brought by way of unfounded allegations in an online Community Forum. Unfounded Slander and Liable against Ed Meyers, Volunteer unremunerated Chair of the Altadena CSD Subcommittee. Emphasis here on Sub. A previous Action against you which was adjudicated in favor of the Complainant. You allege that the former Subcommittee Chair had a personal financial interest in

advancing "Drive Thru Service". Nothing could be further from the truth and you truly must sincerely apologize publicly to Mr. Meyers! Do it tomorrow night. Sir. At the forum at Eliot. Save yourself.

I will caution any others in this distribution that should they publicly Vilify, Liable or Slander any Volunteer that served on the Subcommittee you may be subject to an Action being filed against you, personally.

Voices and opinions will be heard and further final refinements may be incorporated where possible. That's the process. Be civil!

As to stuff in the recommendations and for instance: drive thru's. None of us are getting any younger, Colleen's knees blew out a few years ago, my knees are starting to go along with neuroma's on the bottom of both feet and I want drive thru's for those days I can barely walk. My father is 90 years old and on a walker. While not residing here, he visits and struggles when getting things for a get together. Show some compassion and empathy, please. Hell, our Foxhound is losing it in his legs, too!

There are nearly all other details I feel are good and necessary.

As to the block building going up on Lake:

The Gabay brothers went through every step of the required process and fully complied.

- They applied to the County for a preliminary review of the design conducted by their Architect.
- Said design was based on Lake Avenue Specific Plan mandates which were formulated by a community committee 24 or so years ago.
- Said Standards continue to be a mandate.
- The design comported with codes and the Lake Standards
- The Gabay's seek to maximize the use potential of the land.
- Their representative and their Architect came before the Altadena Land Use Committee seeking approval of the concept. I was seated on that committee along with 7 others and I fully approved of the project as did all others.
- The approval was then forwarded to the 16 members of the Altadena Town Council and it was fully ratified. I was on the Council then and approved of it again. That was 2 years ago.

Look, with all the roadblocks based on outright lies, unwarranted/unfounded vilification's of sincere Community Volunteers and further false allegations thrown at those who wish to invest in our Towns growth, how are we going to realize our potential? regard for all yo

Wish I could see y'all on Thursday but work comes first!

Sincerely and with my true and truly knowledgeable concern for our Town properly developing moving forward,

Jamie Bissner

SystemsBuildingIncorporated
Harold James Bissner III
Fine Builders and Forensic Experts
serving law, construction & real estate professionals since 1984

<https://secure->

[web.cisco.com/1yGZcySkk2J4z_4fw9hnPHd4L8DSRDrb0YDtbHs7RcF_mAv9HiknXULyxGyuAyIDJ3cvPjhhG8mAL_eqIV-vrKSKByfOhEnXSWc44W7J-mA4brW0Vqq0stmwXvUKYBYURMyCXxqPCXHjKDwG0AX5-ljxx85H9_4DY9-XBpL8b1GRm8ib4M_8O4PmEARZsgim-3uxyO099MAxsCOCaCqqlbBVze5iDJvZiYVPPPxN8qCDYoSOxen1nNF1I5KLTLozM/https%3A%2F%2Fsites.google.com%2Fsite%2Fbissnerconstructionforensics%2F](https://secure-web.cisco.com/1yGZcySkk2J4z_4fw9hnPHd4L8DSRDrb0YDtbHs7RcF_mAv9HiknXULyxGyuAyIDJ3cvPjhhG8mAL_eqIV-vrKSKByfOhEnXSWc44W7J-mA4brW0Vqq0stmwXvUKYBYURMyCXxqPCXHjKDwG0AX5-ljxx85H9_4DY9-XBpL8b1GRm8ib4M_8O4PmEARZsgim-3uxyO099MAxsCOCaCqqlbBVze5iDJvZiYVPPPxN8qCDYoSOxen1nNF1I5KLTLozM/https%3A%2F%2Fsites.google.com%2Fsite%2Fbissnerconstructionforensics%2F)

From: SSL <steve_lamb57@sbcglobal.net>

To: [Dist.]

Sent: Thursday, July 7, 2016 5:16 PM
Subject: Re: Altadena CSD

What is it titled? Where is it?

From: Susan Tae <stae@planning.lacounty.gov>
To: [Dist.]
Sent: Thursday, July 7, 2016 1:23 PM
Subject: RE: Altadena CSD

The information related to the environmental can be found online – thanks!

Thanks!
Susie

SUSAN TAE, AICP | Community Studies North Section
Los Angeles County Department of Regional Planning
Phone 213.974.6476

From: SSL [mailto:steve_lamb57@sbcglobal.net]
Sent: Wednesday, July 06, 2016 5:45 PM
To: [Dist.]
Subject: Re: Altadena CSD

Susan-

Thank you for the clarification, I thought that was the status of the law. Oh one more small question:

The law requires studies be done by the lead agency to determine whether to file a Neg dec or a EIR. I am sure that this project, allowing a unknown number of drive through businesses, in a place where they have been prohibited for thirty five years, must have a traffic study associated with it calculating potential traffic impacts and impacts to the sewerage system ect from kitchen grease. I am sure that since the building height is being raised thirteen feet on Lake that it is expected more space will be leased and that this also will have traffic and other infrastructure impacts. may we please see the studies that caused the Department of regional Planning to determine a Negative Declaration was indeed appropriate?

SSL

From: Susan Tae <stae@planning.lacounty.gov>
To: [Dist.]
Sent: Wednesday, July 6, 2016 5:30 PM
Subject: RE: Altadena CSD

After the Commission's public hearing, the Board of Supervisors will also hold a public hearing. The Commission has the ability to make changes to the version before them, so any changes from the Commission hearing will be incorporated into the version they recommend to the Board.

So yes, the final version the decision-makers will be voting on, will be available to the public for comment. The Board hearing will also have a 30-day notice period to meet legal requirements.

Thanks!
Susie

SUSAN TAE, AICP | Community Studies North Section
Los Angeles County Department of Regional Planning
Phone 213.974.6476

From: SSL [mailto:steve_lamb57@sbcglobal.net]
Sent: Wednesday, July 06, 2016 5:05 PM
To: [Dist.]
Subject: Re: Altadena CSD

Susan-

I am confused. The final document for public comment will be voted on by the Board of Supervisors BUT, it may or may not be the document on your website? You notice sent to every homeowner in Altadena, except I note, past Land Use Committee Chairs, whose addresses I know you have (very peculiar to say the least, but just an oversight I am sure...) states that any issues or objections not raised by the hearing on the 28th, may not be a part of any future lawsuit, and that the public comment period will end at that meeting. SO HOW THEN CAN THE FINAL DRAFT FOR PUBLIC COMMENT BE A POTENTIALLY DIFFERENT DOCUMENT?

Thank you for the link. I'll get to it, but I have spent over 50 hours on the comments of what was available at the time, and honestly, I need a break and have a pile of paying work to catch up on. I am a lowly citizen who must take time off from work to comment upon these plans, not someone who gets paid to do so.

Can you help me understand that? Will this final draft document that the actual decision makers will be voting upon be actually available to the public to comment upon? Will there be the required 30 day notice period for this final actual real document that the real decision makers will vote on?

Steven S. Lamb

From: Susan Tae <stae@planning.lacounty.gov>
To: [Dist.]
Sent: Wednesday, July 6, 2016 12:16 PM
Subject: RE: Altadena CSD

Hi Steve,

Strictly speaking, the "final draft for public comment" will be the one presented to the Board of Supervisors after the Commission closes the public hearing and makes their recommendations. However, only responding to this version misses the opportunity for the Commission to hear and consider your comments as part of their public hearing. Each version is informed by the comments received on the previous version, so the earlier the comments the better...

It is my recommendation that if you are able, to please review the draft that's posted on the website now (ZZZlink [here](#)). This version will be the one staff uses to make our formal recommendation to the Commission, and all comments received will be provided to the Commission for their consideration. I know from your previous e-mail that you have been developing comments on the Open House draft, and if you have those we would kindly request to receive those as well.

Regarding CEQA, the draft used for the environmental analysis was posted and available 30 days before the Commission public hearing. As the Commission is not the final decision-making body, the Board will be the final body taking action on the environmental so the environmental will be available much longer than 30 days. The draft used for environmental analysis is not required to be the final version, but must be comprehensive enough so that the full scope of the project may be analyzed appropriately.

Thanks!
Susie

SUSAN TAE, AICP | Community Studies North Section
Los Angeles County Department of Regional Planning
Phone 213.974.6476

From: SSL [mailto:steve_lamb57@sbcglobal.net]
Sent: Thursday, June 30, 2016 12:45 PM

To: [Dist.]
Subject: Re: Altadena CSD

Ms. Tae-

Thank you for your response. Please notify me when the FINAL DRAFT is available to the public for public comment. Please in accordance with CEQA restart the clock for public comment from the day that the final draft is actually available on the website and in HARD COPY at the Altadena Library. I believe this is the MINIMUM standard of the law.

Sincerely

Steven S. Lamb
Altadena

From: Susan Tae <stae@planning.lacounty.gov>
To: [Dist.]
Sent: Thursday, June 30, 2016 8:20 AM
Subject: RE: Altadena CSD

Thank you Steven,

I've copied the CSD team so we can review the comments in your e-mail more closely...

In the meantime, I wanted to advise you that based on the comments we received from the Open House, we have refined the CSD draft for the upcoming Commission public hearing. We expect this to be posted on our project website this week in order to give as much time for the community to review and prepare comments before the hearing on July 28.

We would appreciate if you could send us the comments you've prepared on the previous draft as all the comments we received are considered through the process. I wanted to bring to your attention this new draft as it may address some of your questions or concerns.

I'm also sorry to hear that you haven't received a postcard; we're doing a second mailing and I'll ask that we verify you're included again in this one. If there are any others on this e-mail chain who didn't receive a postcard and would like one as well, please feel free to contact us directly with your mailing information and we'd be happy to send you one. The notice postcard is also available on our website (link above).

Thanks!
Susie

SUSAN TAE, AICP | Community Studies North Section
Los Angeles County Department of Regional Planning
Phone 213.974.6476

From: SSL [mailto:steve_lamb57@sbcglobal.net]
Sent: Thursday, June 30, 2016 7:48 AM
To: [Dist.]
Subject: Altadena CSD

Ms. Tae-

I am presently responding to the draft of the Altadena CSD that was available to the public at the early June meeting at Altadena Elementary school. I am halfway done and have over thirty hours in my comments.

I understand that a postcard has been mailed out and received by numerous households regarding the CSD. I have not received such postcard. This is my first objection raised under CEQA improper notification. It is really strange that dozens of people have called me about this postcard, yet I have not received it, as I have continually asked the department of regional planning and the Supervisors office for notification of meetings and drafts.

My second CEQA objection is that the department plans, according to what has been read to me, to continuously update the materials on its website regarding the CSD, while simultaneously not extending the comment period every time the materials are updated. The draft is at least 57 pages long. Continuous updating is a tremendous burden for the public to track particularly only on the departments website and not done by adding complete hard copies in the library of each new altered version. Numerous studies at UCLA, Cal Berkley, Stanford and Harvard have shown that all humans, even digital natives have significantly reduced ability to retain and analyze complex materials read on a computer screen. I believe this rolling modification and addition to exhibits and materials, only on the departments website, without resetting the comment period as each modification is made, violates the notice rules of CEQA.

My rather long formal letter, filed on behalf of the Architects, planners, Historians and Designers of the Society of Organic Architects lists what are several objections to a Neg. Dec. I will not be done with this letter for at least another week. Among these objections that are pertinent to a negative declaration are the increase in noise, traffic, and traffic hazards from newly allowed drive thru businesses on Lake Avenue, The creation of a mixed use district on lake avenue with no notification to the public anywhere that this will mean allowing condos and or apartments on Lake Avenue with increases in traffic, and that the height limit is raised in this mixed use area to 48 feet, we suppose in order to allow for multi story living spaces above businesses on Lake Avenue.

These changes will have SIGNIFICANT, FORSEEABLE, NEGATIVE impacts on the entire Altadena Community and that a negative declaration on this project is inappropriate and that a full EIR is required.

Sincerely,

Steven S. Lamb

Camille Dudley
areyasun@earthlink.net

The SOCIETY of ORGANIC ARCHITECTS

2591 N. FAIR OAKS SUITE 327, ALTADENA CALIFORNIA 91001

Steven S. Lamb, *President*

27 July 2016

Re: Initial Study for Proposed revision of the Altadena Community Standards
District Los Angeles County Code Chapter 22.306

- Introduction:

The Board of Directors of the Society of Organic Architects thanks you for the opportunity to comment upon the study for the negative declaration on the proposed revisions to the Altadena Community Standards District (CSD). The Society of Organic Architects is a international association that represents the apprentices of Louis Sullivan, Frank Lloyd Wright, R.M. Schindler, William Purcell, Bruce Goff, their apprentices and those who design within the philosophy of Organic Architecture.

We practice Architecture through a philosophy that that considers Nature to be the only body of G_d we shall ever know and that Human Beings are most well-adjusted when the built environment abstracts and is in harmony with Nature. The second major philosophic point is that Architecture, being a part of Nature and a habitation for man must honor and respect the individual human, because it is our individuality that shapes and creates the whole.

It is within this viewpoint, holding Democracy as the Sacred Spirit of the revelation of G_d, and Nature as his sacred creation made fort he habitation of mankind that the Society comments:

General:

We wish to state our first objection in the obvious glaring conflict of interest in the Department of Regional Planning both putting forward this proposed ordinance AND preparing a negative declaration for the project. at a minimum, the DRP should have had another county prepare and review any document for any legislation it proposes. This inherant conflict of interest shows throughout the entire initial study with glaring untruths and manifest inadaquacies. Because of both of the untruthfulness of the Initial Study and its manifest inadaquacies, a EIR should be prepared by an agency other than the County of Los Angeles.

Our second objection is that the CSD draft used for the preparation of the Negative Declaration is NOT the draft presently under consideration and this is improper.

1. AESTHETICS:

Objection: It's nice to know that the County just fired off first with an obvious series of bold faced lies. Presently, there are few commercial buildings in Altadena over 18 feet tall and most taller than that are no more than 24 feet tall. The buildings that do exist taller than 24 feet have those sections taller than 24 feet generally set back from the street 40 or more feet, allowing significant views to the Mountains. Such views are considered by the residents of Altadena to be major components of the town character and reasons to live here. Allowing new construction with a two foot setback from the sidewalk 48 feet tall will have major negative impacts on scenic vistas experienced on a daily basis by Altadenans. The proposed allowable bulk height, patterns, scale and character of the now to be allowed buildings would forever alter and destroy the existing cherished views in Altadena and the existing community character. The 48 foot tall allowed buildings to be built two feet off the sidewalk will create both undesirable shadow, glare from occupied floors blocking the night views to stars, mountains, clouds along the range and significant downslope views for almost all Altadenans. Please correct this UNTRUTHFUL SECTION. Clearly an HONEST EIR is needed here to measure these community losses.

2. Agriculture:

No Objection.

3. Air quality:

Objection. Untruthful, even with the most casual observation of the changes that this series of changes to the CSD would make possible in Altadena. One changes a zoning code with the anticipation that the things now allowed will be built. There is here no theoretical analysis of what number drive through businesses could be built, how many of those would be restaurants in all probability, and what the resultant increase in undesirable odor could or will be, what the increase in particulate pollution from stationary sources could and would be, what the pollution impacts from the probable number of idling cars would be, and what the impact to sensitive receptors would be from the dramatically increased traffic on Lake Avenue would and could be.

Likewise, one assumes when the code is changed to allow taller mixed use buildings that the additional space will be used for residents and that same will have significant traffic impacts and localized pollution impacts. There is no analysis here of even probable developments, such as in the case of Aldi cutting into Ralph's market share, that supermarket closing and becoming between four to six drive through restaurants, or say 150 condominiums. These are CLEARLY foreseeable probable near outcomes and the department is pretending to not understand these probable impacts upon the communities local air quality. Clearly an EIR and mitigations are required here.

4. Biological Resources:

No objection.

5. Cultural Resources

No Objection.

6. Energy

OBJECTION. As we have outlined in numerous locations in our comment letter to the draft that was used to craft this negative declaration, this draft calls for INCREASED energy use through higher allowed ceilings and or more allowed inhabited floors in the Lake Avenue Mixed Use area, more automobile pollutants from knowable foreseeable vehicular impacts, higher heating and cooling loads from increased occupancy, more intense users being allowed (drive through restaurants as a example) increased required commercial glazing and low reflectance value paint colors. Choosing to state there is NO IMPACT with the implementation of this code is a direct, known, untruthful, and amazingly illogical statement. This project clearly needs an EIR to measure these potential energy usages and negative impacts.

7. Geology and Soils

Objection, Honestly, we can not object in strong enough or dramatic enough terms to the irresponsible and reprehensible findings in this section. We have never read so much drivel that had such potentially dire outcome. Altadena is known by geologists world wide (Except, we guess, the ones employed by the County of Los Angeles, whom we assume, could not find gainful employment in the private sector.) for its earthquake danger. The soil underlying altadena is 100% pure alluvium. Its soft. It Liquifies. It's subject to severe ground shaking. The latest study released by Cal Tech, last spring, shows that in any likely earthquake on the San Andreas fault the area with the MOST EXTREME GROUND SHAKING AND DAMAGE TO LIFE AND PROPERTY will be the foothills from Monrovia to ALTADENA. Raising the allowable height in this area, and allowing dense habitation, is a irresponsible invitation to DEATH. These FACTS are well known. This project clearly needs a EIR to honestly measure these potential dangers.

8. Greenhouse Emissions

Object. Complete knowing LIE for all the reasons outlined in section 6 Energy. We repeat those objections here again.

9. Hazards and Hazardous Materials

No Objection

10. Hydrology and Water Quality

Objection. The Society of Organic Architects estimates that with the newly allowable 48 foot height limit on the Mixed Use Lake Avenue part of the project there is a potential of 3800 new residential units on Lake and another potential 1800 units on Lincoln, Woodbury, and on Fair Oaks with the extant zoning. thats 5600 potential new dense units in Altadena. Each unit

with an average of 3.5 persons works out to a potential population increase of 19,600 people in a town of 44,000. Obviously this legislation has well known potential negative effects on ground water levels. Altadena is ALREADY overdrawing it's allotment from the Raymond Basin. Obviously this many new dense units will result in increased run off of untreated dirty water from roofs. Obviously these 19,600 people will cook, wash clothing, wash cars, shower, urinate and defecate and have an impact on the sewerage system.

Obviously this so called "study" has not considered what the impacts are at 1000, 2000, 3000, 4000, or 5600 new units. The negative declaration on this issue is OBVIOUS WHISTLING PAST THE CEMETARY and is an INSULT to anyone with a FUNCTIONING BRAIN. This project clearly demands a EIR to measure these impacts.

11. Land Use and Planning

Objection. This ordinance in the commercial section is at total variance with the Altadena Community Plan. That plan specifically calls for maintaining and enhancing Altadenas existing village like feel. This CSD will turn the commercial areas of Altadena into urban strip condo land like much of the undesirable sections of the San Fernando valley and old town Pasadena, an area Mr. Bruckner has previously devastated with his "skills". This project clearly needs an EIR to measure these impacts.

12. Mineral Resources

No Objection.

13. Noise

Objection. We anticipate the code changes could allow multiple drive through restaurants and thousands of new units of housing. There is no anyalysis here at all of these foreseeable results of this code change. Clearly cars and people make significant noise. Many of our members have lived through the DRAMATIC increase in ambient traffic noise caused by the building of the La Vina Project and Lincoln Crossing. La Vina was about 300 units of housing, yet those additional homes have had a severe impact on traffic noise that was denied would occur, BTW in the neg Dec and later EIR. Lincoln crossing is 4 residential units a supermarket a gym and some small eateries with no drive ins and it too has caused severe upticks in ambient neighborhood noise. Here we are anticipating a potential of 19 times the number of units as LaVina was and much more intense active noisy commercial than found at Lincoln Crossing and the Department of Regional planning has the unmitigated gall to declare less than significant impacts will occur. Again, just outright lies. This project clearly needs a EIR to measure these potential impacts.

14. Population and Housing

Objection. As we have outlined in these comments and our comments to the draft, this code change makes possible, and economically viable SIGNIFICANT (over 40%) Population growth in Altadena. We further object that every

statement to the contrary is a knowing, willful, LIE by Mr. Bruckner and his staff. Mr. bruckner has declared in interviews with the Altadena Patch his intention to see significant codominimuization of Altadena in the future and this code change is CLEARLY AIMED SOLEY at achieving that result. This project clearly needs an EIR to quantify these impacts.

15. Public Services

Objection. This code, if adopted, could result in an Altadena population increase of over 40%. Most of this population would be housed in dense urban 19th Century style ghetto housing. The packing in of people like sardines has historically lead to increased fire danger, increased crime. The Pasadena Unified School District is already significantly burdened and additional students could be beyond its reasonable ability to absorb quickly. Altadena is already significantly under parked by Federal standards. Both altadena and Pasadena claim that closeness to the Angeles Forest alieviates this condition, but that forest too is overburdened with users. The Altadena Library is already in need of expanding its main branch, needing a larger western Brancha nd a new Eastern Branch. while a 40% increase in population would help fund those it would overwealm the libraries capacity even with those improvements. Did you guys even consult with ANYONE familiar with this community while you were writing this silly document? REALLY? This project clearly needs a EIR to measure these impacts.

16. Recreation

Objection. As we noted in Public Services above, Altadena already has SIGNIFICANTLY less acerage per person than Federal Guidelines. If the allowed units under this code were built, that could result in a 40% increase in the population causing a severe impact in the recreation area and a severe impact to the trails and facilities in the Angeles national Forest. Altadena already needs more parks and this project will demand more parks be built. Further, Portions of Altadena near to and including Lincoln Avenue and Fair Oaks, are mapped on the Rim of The Valley Corridor Study Area maps and studies and have been considered a part of all recreational and wildlife connectivity plans. Significantly increasing dwelling units, the size of commercial structures and drive through businesses on those areas will have known forseeable impacts on recreation and WILDLIFE connectivity in the area. This project clearly needs an EIR to measure these knowable impacts.

17. Transportation/Traffic

Objection. The less than significant Impact and no impact designations for Ait traffic patterns, design feature hazard, inadequate emergency response and conflict with adopted plans, public transit, bicycle transit and pedestrian facilities and the safety of the above is a complete total fanatsy and an absolute lie. Obviously potentially increasing the towns population by 40% can not but help have negative impacts just by raising traffic density and anxiety. Additionally, making drive though businesses possible again on lake Avenue where they were outlawed due to a series of accidents thirty years ago on a much less trafficed street is well, folly, to be kind. All of

the major streets in Altadena are STEEP, they each and all have very difficult lines of sight. Increasing drive through businesses poses a direct, foreseeable, knowable danger to pedestrians, cyclists, other automobiles, emergency vehicles and public transportation. This project CLEARLY needs a EIR to measure these potential dangers.

18. Utilities and Service System.

Objection. Every section of this was untruthfully answered with "less than significant impact". Already the County is battling the Federal Government and State of California over water run off. Adding a potential of 5600 dense units with their attendant hardscape will not help matters at all in that area. already Edison every summer is threatening Black outs and Brown outs. Adding 19,000 residents to Altadena will not help those matters. Already Sanitation District 17 is over capacity. Adding 19000 residents showering peeing and pooping isnt going to help that either. Adding potentially 40% to Altadenas population with no new water supply in a era of drought when water companies will not allow residents to do any additions to their homes also not a brilliant or fair or just idea. Adding a potential 19000 residents contributing to school canyons fill up also would have a SIGNIFICANT impact. Finally, recent events have made clear that the Gas Company is in need of expanded storage facilities and is at its limits locally. Clearly adding half a town to that burden not so wise. An HONEST EIR needs to be done in order to study these issues.

19. Mandatory Findings of Significance

Objection. Responses CLEARLY, OBVIOUSLY, KNOWINGLY, FALSE AND UNTRUTHFUL. This project that will destroy the Magna Charta rights of Altadena citizens to be heard on all issues of environmental concern is designed to increase the local area population and increase chain store international drive through businesses. While the project MAY involve the building of dense energy efficient per square foot units, by building far away from work it will obviously involve long term environmental degradation as will the traffic and sewerage electrical grid and gas infrastructure related issues. Individually each unit or project of fifty units may not have a huge impact, but the potential 5600 units, their 19000 person population, and the untold number of drive through businesses certainly have a HUGE foreseeable cumulative impact. Obviously the increase in traffic, noise, crowding reduction of recreational opportunity and impacts on the infrastructure are knowable foreseeable long term negative direct and indirect impacts to the physical and psychological health and well being of the human inhabitants of the area.

20. Conclusion:

It is obvious to the Society of Organic Architects that the person compiling this negative declaration somehow believes that words on a page have no meaning. That changes to a zoning code that are designed for no other purpose but increasing population, density and commercial activity are somehow separate from those impacts. They are not. The exact potential growth in

population, the potential number and type of drive through business have not been in this so called "Study" Studied. An honest thougough study that openly discusses the potential impacts and mitigations of these allowed changes must be done. This project clearly is much more potentially impactful than even a development of 300 homes and needs a EIR to evaluate the risks this change poses to the public health and well being.

Steven S. Lamb

President, Society of Organic Architects,

CC.

Antonovich

Barger

Holden

Susan Tae

From: SSL <steve_lamb57@sbcglobal.net>
Sent: Thursday, September 08, 2016 8:28 AM
To: Peg Hardiman; Adrian Rabbani; Camille Dudley; Gaboon; Len Zola; G. Mcphee; Andre Coleman; Jonathan Vos Post; Marietta Kruells; Jerry Rhoads; Steve Bass; Allan Wasserman; Joe Brown; James Macpherson; Kevin Lynn; George Lewis; Mary Dee Romney; David Smith; Lawrence Wilson; Eraca Allen; Laura Travnitz; Susan&Roberto Quintana; Leslie Dutton; Tami DeVine; Alan Zorthian; Elliot M. Gold; Steve Haussler; Lori Webster; Regina Whitcomb; Juliana Erdody
Cc: Kathryn Barger Leibrich; Michael Antonovich; Edel Vizcarra; Susan Tae
Subject: Re: CSD revision/issues

Peg-

On Monday Susan Tae wrote and told me in my response to were they going to publish a revised draft in any kind of lawful parameter before the meet that she believed it would be continued until 26 Oct. At Tuesdays DRP meeting. Wed. I dropped her a note asking if the meeting was continued and when a revised draft would be available to the public. Have as yet received no word.

Yes most people have no idea its going on. Most fence owners insist the county can not enforce on them because the fence was there when they bought the house....LOL. And of course Dianne Markussien and Monica Hubbard are both saying I am spreading misinformation,(this is really hilarious since Markussien while acting as LUC Chair attempted to lie about the contents of the CSD while clearly being prejudiced against Adrian Rabbani's zone change application) without ever identifying what that may be. They can't because everything I say about the CSD comes directly out of the latest published drafts.

Steve

From: Peg Hardiman <peghardiman@hotmail.com>
To: SSL <steve_lamb57@sbcglobal.net>; Adrian Rabbani <adrianrabbani@hotmail.com>; Camille Dudley <areyasun@earthlink.net>; Gaboon <gaboon@sbcglobal.net>; Len Zola <lenzola@earthlink.net>; G. Mcphee <grgmcphree@yahoo.com>; Andre Coleman <andrec@pasadenaweekly.com>; Jonathan Vos Post <jvospost3@gmail.com>; Marietta Kruells <mariettaemail@aol.com>; Jerry Rhoads <jrhoads@cpuc.com>; Steve Bass <stevebass@earthlink.net>; Allan Wasserman <allanwasserman@gmail.com>; Joe Brown <jbrown3659@aol.com>; James Macpherson <editor@pasadenanow.com>; Kevin Lynn <kevin.lynn@kllvideo.com>; George Lewis <v668510@yahoo.com>; Mary Dee Romney <rmmarydee@gmail.com>; David Smith <drtydave@msn.com>; Lawrence Wilson <larry.wilson@sgvn.com>; Eraca Allen <allen-allen@sbcglobal.net>; Laura Travnitz <spiralveg@yahoo.com>; Susan&Roberto Quintana <artnsoul2433@sbcglobal.net>; Leslie Dutton <ldutton@fulldisclosure.net>; Tami DeVine <tami@crowncitynews.com>; Alan Zorthian <zorthian@worldnet.att.net>; Elliot M. Gold <elliott@telespan.com>; Steve Haussler <steve@haussler.com>; Lori Webster <lorinscott_1@msn.com>; Regina Whitcomb <reginawhitcomb@aol.com>; Juliana Erdody <jerdody@earthlink.net>
Sent: Thursday, September 8, 2016 8:04 AM
Subject: RE: CSD revision/issues

Any word yet on a continuance? Steve, you are correct that most altadena residents are completely unaware this is even happening, and of those who do, most would be unable to attend a hearing during working hours, and many do not have the ability to travel to down town Los Angeles!

Peg Hardiman
626-354-3693
Sent from my T-Mobile 4G LTE Device

----- Original message -----

From: SSL <steve_lamb57@sbcglobal.net>

Date: 09/06/2016 9:58 AM (GMT-08:00)

To: Adrian Rabbani <adrianrabbani@hotmail.com>, Camille Dudley <areyasun@earthlink.net>, Gaboon <gaboon@sbcglobal.net>, Len Zola <lenzola@earthlink.net>, "G. Mcphee" <grgmcphee@yahoo.com>, Andre Coleman <andrec@pasadenaweekly.com>, Jonathan Vos Post <jvospost3@gmail.com>, Marietta Kruells <mariettaemail@aol.com>, Jerry Rhoads <jrhoads@cpuc.com>, Peg Hardiman <peghardiman@hotmail.com>, Steve Bass <stevebass@earthlink.net>, Allan Wasserman <allanbwasserman@gmail.com>, Joe Brown <jbrown3659@aol.com>, James Macpherson <editor@pasadenanow.com>, Kevin Lynn <kevin.lynn@kllvideo.com>, George Lewis <v668510@yahoo.com>, Mary Dee Romney <rmarydee@gmail.com>, David Smith <drtydave@msn.com>, Lawrence Wilson <larry.wilson@sgvn.com>, Eraca Allen <allen-allen@sbcglobal.net>, Laura Travnitz <spiralveg@yahoo.com>, Susan&Roberto Quintana <artnsoul2433@sbcglobal.net>, Leslie Dutton <ldutton@fulldisclosure.net>, Tami DeVine <tami@crowncitynews.com>, Alan Zorthian <zorthian@worldnet.att.net>, "Elliot M. Gold" <elliot@telespan.com>, Steve Haussler <steve@haussler.com>, Lori Webster <lorinscott_1@msn.com>, Regina Whitcomb <reginawhitcomb@aol.com>, Juliana Erdody <jerdody@earthlink.net>

Subject: Fw: CSD revision/issues

Gang now we must organize and lobby the ATC and the Supervisors office

----- Forwarded Message -----

From: Susan Tae <stae@planning.lacounty.gov>law

To: SSL <steve_lamb57@sbcglobal.net>; Kathryn Barger Leibrich <kbarger@lacbos.org>; Michael Antonovich <mantonovich@lacbos.org>; Edel Vizcarra <evizcarra@lacbos.org>

Sent: Tuesday, September 6, 2016 8:56 AM

Subject: RE: CSD revision/issues

Hi Steve,

Thanks for your message. We've received a request for a continuance in order to allow the community more time with the proposed changes, so the Department is requesting the Commission to continue the September 14 hearing to October 26, 2016. We should know more tomorrow, and I'd be happy to report back then.

Thanks!

Susie

**SUSAN TAE, AICP | Supervising Regional Planner
Community Studies North Section**

Los Angeles County Department of Regional Planning
Phone 213.974.6476

From: SSL [mailto:steve_lamb57@sbcglobal.net]

Sent: Tuesday, September 06, 2016 8:35 AM

To: Susan Tae <stae@planning.lacounty.gov>; Kathryn Barger Leibrich <kbarger@lacbos.org>; Michael Antonovich <mantonovich@lacbos.org>; Edel Vizcarra <evizcarra@lacbos.org>

Subject: CSD revision/issues

Hello Susan-

The Altadena public have been told there would be at least one more written revision to the Altadena CSD before the scheduled 14 Sept. Hearing of the Regional Planning Commission in downtown Los Angeles?

I note with considerable consternation that the usual interpretation of CEQA requires revisions be circulated 30 days before they are voted on, and that CLEARLY Los Angeles County has no intention of following that. Its also abundantly clear that the hundreds of Altadenans attending the 28 July meeting at Eliot opposed most of the CSD as written, clearly the issues of fences and shrubs, air B& B use in R1 neighborhoods, maximum building envelope for large foothill properties, and environmental impacts of large mixed use development on Lake Avenue were not resolved to the satisfaction of the hundreds of people at the 28 July meeting. Also very clearly, the hundreds of Altadenans present at that meeting were, and still are, opposed to any hearing occurring on this issue outside of Altadena and during working hours. It may be uncomfortable for the commission to hear the opinions of a large body of people who they supposedly "serve", but they have an obligation to do so.

When will hard copy of the revisions be available in the main branch Altadena Library?

Sincerely

Steven S. Lamb

Susan Tae

From: SSL <steve_lamb57@sbcglobal.net>
Sent: Tuesday, October 04, 2016 6:33 PM
To: Susan Tae
Cc: Kathryn Barger Leibrich; Michael Antonovich; Edel Vizcarra
Subject: Re: Altadena CSD

Susan-

You letter raises almost as many issues as it attempts to answer. Responses ect in bold.

Hi Steve,

Thanks so much for your e-mail. Please see our responses below in blue. A separate response will be sent to your e-mail of Tuesday.

I understand a revision to the CSD has been posted to the DRP website. Has a hard copy been delivered to the Altadena Library? If not, Can you notify me when that will occur?
Hard copies are already available at the Altadena Main Library. There are located the CSD binder located at the Information Desk.

Was any attempt made to address the Community Concerns desiring the grandfathering of existing front yard fences ect?

Yes, the draft CSD was updated related to front yard fences, etc. The current standard that has been in place since 1927 is a maximum of 42 inches or 3.5 feet.

As you are well aware, there has been virtually no enforcement since 1927 of this law in ALTadena. There are literally THOUSANDS of non conforming structures existing within Altadena.

The revised CSD standards allow taller fences and hedges, depending on the fence/wall materials and type of lot. The attached updated flyer,

No document attached.

which is also available online, describes these updated standards. For existing front yard fences, etc. that were shown on approved plans, these are considered "grandfathered"

So IF one had a set of plans approved in say 1990 for a addition that showed "Existing six foot wooden fence " or something like that on the plans, and the plans were approved in 1990, the six foot fence is "Grandfathered"? I ask because virtually ALL of my Altadena clients 1979-2000 have that exact condition on their approved site plans, so in the case of my clients this is actually important.

in that they can continue to remain without any other approvals. "Nonconforming" status is a potential option, but it may be difficult to prove that the fence or wall was legally built prior to 1927.

Yes especially since the COunty did not issue building permits for fences until 1927.

Fences and walls built after 1927 that exceed the height have not been legal and therefore cannot be "grandfathered." Once the updated CSD standards are in place, enforcement would be on a complaint basis. The homeowner has the option to comply with the new standards by changing their too-tall fence or hedge, etc., or apply for the CSD modification process (\$1,535) which is less expensive than the CUP process (\$8,966) required today.

I dont think the department has any realization what will happen once they attempt to put this in place. You are going to be very busy, very soon.

Any attempt at dealing with the issue of the 9000 Sq Ft limitation being too restrictive for the existing Ranch properties?

The 9,000 square feet refers to adopted existing development standards for gross structural area (GSA) and lot coverage in the R-1 zone. This does not apply to other zones within Altadena. For existing ranch properties or others where this needs to be modified, the process will be easier with the CSD Update. The CSD modification process (\$1,535) is less expensive than the CUP process (\$8,966) required today.

There are existing ranch properties, such as the Zorthian ranch, that illogically have been zoned R1, never BTW at the request of the owner. Some of these already exceed the 9000 SQ FT for total structures but again, no one in their right mind would consider them overly dense. This places an unjust and undue burden on them. To say your prior burden was MORE unjust really hardly seems like a defense to this particular injustice.

Any attempt to deal with the C-3 hotel use of Air B&B in R-1 neighborhoods by requiring even a demi CUP as is required for a non invasive use like a front yard tori?

Hotels are specifically defined in Title 22 of the County Code (Section 22.08.080) as a "building containing six or more guest rooms or suites of guest rooms... used, rented or hired out to be occupied on a temporary basis by guests." Furthermore, C-3 is a commercial zone that does allow hotels but so does C-1 and C-2. In C-1, C-2 and C-3 zones, a hotel requires a Conditional Use Permit or CUP.

You can define it so it isnt a hotel, but a B&B sells itself as a hotel and is a hotel. Just one more example of the injustice and bizzariness of your codes. iT walks, quaks and craps on the neighbors like a duck. It is a duck.

As you may be aware, AirBnB is a website and is not an explicit use per se. Through AirBnB for example, people can pay to use an entire home, or a room or rooms within a home. So AirBnB is not necessarily the same as a hotel use.

On what planet, exactly?

The renting of rooms is legal as an existing accessory use in R-1 (Section 22.20.080). Rooms within a residence “may be rented to four or fewer residents” unless also used as an adult residential facility or group home for children.

YES Thats RESIDENTS. US LAW defines residency as a place where one regularly recieves ones mail. This code section by defintion can not be about transient paid guests.

Bed and breakfasts establishments, which can also be booked through such sites as AirBnB, is a new use proposed in this CSD update and requires a CUP in the R-1 zone when there are three or more rooms available for guests.

Blah blah hogwash. Look Susan there is no difference to the NEIGHBORS between a traditional B&B and a Airnib, EXCEPT that traditional B&B guests tend to be older, more sedate and more sober.

And for clarification, there is no such application as a “demi CUP.” The process for CSD modifications is described in the proposed CSD, and points to the Minor CUP. I make this clarification to avoid confusion as folks in the community may look for this demi CUP reference in the ordinance, and be unable to find it.

Sorry, Sussy Nemer has been calling it that for three years.

Also, I think your mention of a "front yard tori" is a gate that may be within the front yard?... If that is correct, there is nothing in the CSD that requires a modification for such a gate. Such a gate would be allowed within the front yard. The front yard height limits would apply same as to any structure within the required yard, so if the gate itself is taller than higher limits proposed in the CSD update then yes, a CSD modification would be required. Without the CSD update, the maximum height for structures in the front yard would be 42 inches or 3.5 feet.

Did you actually go to a planning school? Did you study the elements of Architecture? If you had, you would know a tori is a traditional Japanese gate with a roof. You walk UNDER it. Your answer is nonsensical and disturbing.

What day is the Commission going to hear it's motion to approve the Negative Declaration? What is the last day to submit written comments?

The next Commission public hearing is October 26, 2016. The Negative Declaration for the project is considered by the Commission along with the rest of the project. Because the Commission is not the final body on the CSD, the Commission would be recommending an action to the Board. The Board of Supervisors during their public hearing, would be the ones who actually approve the Negative Declaration.

The last day to submit written comments for the Commission is the morning of the hearing. However, to give the Commission the most time to be able to read and consider the comments, we recommend by Wednesday, October 12, 2016 so it can be mailed to them for the October 26 hearing.

So we basically have eleven days? Thanks.

Steve

Thanks!
Susie

SUSAN TAE, AICP | Supervising Regional Planner
Community Studies North Section
Los Angeles County Department of Regional Planning
Phone 213.974.6476

From: SSL [mailto:steve_lamb57@sbcglobal.net]

Sent: Monday, October 03, 2016 12:43 PM

To: Susan Tae <stae@planning.lacounty.gov>

Cc: Kathryn Barger Leibrich <kbarger@lacbos.org>; Michael Antonovich <mantonovich@lacbos.org>; Edel Vizcarra <evizcarra@lacbos.org>; G. Mcphee <grgmcphee@yahoo.com>; Camille Dudley <areyasun@earthlink.net>; Gaboon <gaboon@sbcglobal.net>; Andre Coleman <andrec@pasadenaweekly.com>; Jonathan Vos Post <jvospost3@gmail.com>; Marietta Kruells

<mariettaemail@aol.com>; Jerry Rhoads <jrhoads@cpuc.com>; Peg Hardiman
<peghardiman@hotmail.com>; Elliot M. Gold <elliott@telespan.com>; Steve Bass <stevebass@earthlink.net>;
Kevin Lynn <kevin.lynn@klvideo.com>; Allan Wasserman <allanbwasserman@gmail.com>; Juliana Erdody
<jerdody@earthlink.net>

Subject: Altadena CSD

Hello Susan-

I understand a revision to the CSD has been posted to the DRP website. Has a hard copy been delivered to the Altadena Library? If not, Can you notify me when that will occur?

Was any attempt made to address the Community Concerns desiring the grandfathering of existing front yard fences ect?

Any attempt at dealing with the issue of the 9000 Sq Ft limitation being too restrictive for the existing Ranch properties?

Any attempt to deal with the C-3 hotel use of Air B&B in R-1 neighborhoods by requiring even a demi CUP as is required for a non invasive use like a front yard tori?

What day is the Commission going to hear it's motion to approve the Negative Declaration? What is the last day to submit written comments?

Thank you-

Steven S. Lamb

Richard Marshalian

From: Juliana Erdody <jerdody@earthlink.net>
Sent: Wednesday, October 19, 2016 3:05 PM
To: Richard Marshalian
Subject: Follow Up on STR's regulations proposal

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Richard,

I saw that you had posted something on Nextdoor recently (dispelling misconceptions about CSD's) but when I went back to read it, I couldn't seem to find it. I read all of Susan's remarks on that topic, but if there is anything you think would be important for me to read regarding the below issues I would be happy to read your message if you can steer me to it.

I just want to circle back with you regarding questions (below) that popped up after our last conversation. To summarize my email below, in brief:

1. Do the current CSD regulations of 4 person maximum occupancy apply to STR's as I have understood Land Development and Susan Tae to have said?
2. If yes, how can we get Zoning Enforcement on the same page? If no, why not?
3. Will the new propositions that relate to STR regulation be included in the CSD's at the OCT 26th hearing? If yes, where can we view them before that date?

Thank you!

Juliana

Begin forwarded message:

From: Juliana Erdody <jerdody@earthlink.net>
Subject: Re: Follow Up to your questions on Weddings and Special Events
Date: October 6, 2016 at 6:16:53 PM PDT
To: Richard Marshalian <RMarshalian@planning.lacounty.gov>

Hi Richard,

Thank you for the link to the Event Regulations; very helpful.

As for the CSD excerpts below, you have touched on precisely what we have long been pursuing, and why we are so befuddled that zoning says there is no occupancy cap for short term rentals. Jose Rubio said that, for some reason, (which is completely unclear to us), the CSD regulations do not apply to short term rentals. Never-the-less, these regulations are spelled out very clearly...that more than 4 people renting at one time is not allowed in a single-family dwelling, as you quoted below, and Susie also mentioned in here email. Land Development quoted the same excerpts and confirmed to us that there is a 4 person maximum.

SO...My primary mission is to try and unravel where the breakdown is between what is written, and what is being (or not being) enforced by zoning as relates to this issue. All that to say, thank you for pursuing an answer to this and for helping us to make some headway on this point.

One of my neighbors took a look at the CSD revisions doc at the library and mentioned he did not see any of the new propositions listed that we discussed yesterday regarding short term rentals. Are those still being worked on by the RPC with plans to include them in the CSD revisions for the OCT 26th hearing as you mentioned, or is that an unknown factor? At one point in our discussion yesterday you were uncertain about when all of this would happen, but ultimately you did say you believed these regulations would be included on OCT 26th. I know this is all rather fluid so I'm just looking for some clarification where possible; any kind of leads on how this may unfold.

Many thanks for your return email.

All Best,

Juliana

On Oct 6, 2016, at 9:58 AM, Richard Marshalian
<RMarshalian@planning.lacounty.gov> wrote:

Hi Juliana,

Please see page 3 which refers specifically to weddings held in residential zones.
http://planning.lacounty.gov/assets/upl/data/ip_2016-01_sub-zon-ord.pdf

I am researching your other question about enforcement for more than 4 roomers in an R-1 zone. Zoning Enforcement might be following up with you on that item.

Excerpt of Permitted Uses in R-1 Zone:

If the residence is not used for either a home for children, foster family, or home for the aged,
foster family, rooms may be rented to not more than four roomers, with or without table board in a
single-family residence.

Rooms in a single-family residence may be rented to four or fewer residents, with or without table board, unless the residence is also used as an adult residential facility or a group home for children
and either use has a capacity of more than six persons.

Please let me know if you need anything else, and have a good one.

Sincerely,
Rich

Richard Marshalian | Regional Planning Assistant II
Department of Regional Planning | Advance Planning

Phone: 213.974.6476

Constance Thornton

2762 St. James Pl.

Altadena, Ca. 91001

October 11, 2016

County of Los Angeles

Department of Regional Planning

320 West Temple Street

Los Angeles, California 90012

Regional Planning Commission

Project No.R2016-000348-(5)

Draft Resolution

I'm writing in re. to the Altadena CSD. I feel that parts of the CSD will have negative environmental Impacts. I also feel that the County of Los Angeles is attempting avoid having an Environmental Impact Report, they are further attempting to have the people of the Altadena community Hold you blameless for the unintentional consequences these changes may cause. I feel that By having an EIR before proceeding this can be avoided.

A large proportion of the community felt a lack of transparency in notifying the Public and informing them of and at the June 4, 2016 meeting. The meeting was neither "broad or wide ranging". Publishing a community meeting in a newspaper that has a Circulation of 29,000 for five communities is not effective. Few people under age 60 read Newspapers. It was so underpublicized that people who worked in the school and lived in Altadena did not know about it.

At #9 You state," it best meets the desires of the community while limiting unintended Consequences". It obviously did not meet the desires by most of the community as evidenced By the very long and vocal display of dissatisfaction at the July meeting.

2. When you sent out postcards you got it right. At the June 4, 2016 meeting it was poorly attended and poorly run. The people working there were as helpful as they could be, but were not given enough background or materials. They seemed to have little or no information about Altadena, they were unable to locate where key areas of change were to take place on a map. There were also only two pamphlets of CSD materials on each of the tables. These could not be removed.

As to being informed, I would say and others I talked to concurred, other than the donuts and coffee this was not helpful.

Re. fences and hedges and an EIR

I feel that one of our greatest resources in Altadena is a large number of creative people who value their homes. One of the ways they have shown it has been in the money, designs, and artistic expressions through stone, wrought iron, wood, and other media. Having these owners tear down their fences and hedges at a great financial and aesthetic loss is a loss to us all. It is depriving them of privacy, safety, protection from noise, dirt, air pollution, strong winds and heavy rains.

These people are being told, "even though it's your house and your design, we know what's best for you. This cookie cutter approach is good in Pasadena and South Central L.A. And it's what you have to have here." With the increase in B and Bs, even more people might like to put up taller and denser hedges and fences.

II 3. B and Bs. There is no mention of monitoring or regulating B and Bs other than parking

and 30 day stays. Judging from the response of the people impacted at the July 28, 2016 meeting so far there is none. Increasing the number of B and Bs poses the probability of an increase in the number of strangers and a system for transients living in the area for any and all purposes with no system of oversight of noise, trash, conduct, etc. There should be an EIR and a maximum cap on the number of B and Bs in ratio with the homes in close proximity.

Page 3.

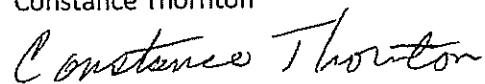
#3 Drive-throughs

That area is so congested with curved cross streets and multiple driveways it's
Amazing you would consider it. Traveling three blocks in any direction you
Experience the following; one drive-through, numerous brick and mortar businesses,
Two banks, one middle school, one public elementary school, a grocery store, at least four
Pre schools ,a post office, and, a gigantic senior living facility. In the morning, between
2:15pm and about 3:30pm and again from 4:30pm until about 6:30pm and again all
Day Saturday , it can take about 10 minutes to drive about four blocks. Try an EIR.

Reduced parking would be so inconvenient, I think it would just encourage people,
Especially seniors, to drive to another area more inviting and accessible.

Sincerely yours

Constance Thornton

A handwritten signature in cursive script that reads "Constance Thornton". The signature is written in black ink and is positioned below the printed name.

Susan Tae

From: SSL <steve_lamb57@sbcglobal.net>
Sent: Monday, October 17, 2016 1:45 PM
To: Susan Tae; Michael Antonovich; Kathryn Barger Leibrich; Edel Vizcarra
Subject: CSD commercial

Susan-

I have to say on the commercial that the public space could work out well as developers will pick the least expensive thing to do, and generally this will probably result in a planted trellis along the front of the building.

Sincerely

Steven S. Lamb
A L T A D E N A

Susan Tae

From: SSL <steve_lamb57@sbcglobal.net>
Sent: Monday, October 17, 2016 10:16 AM
To: Michael Antonovich; Kathryn Barger Leibrich; Edel Vizcarra
Cc: Susan Tae; Okorie Ezieme; Gloria Sanyika
Subject: Altadena CSD commercial massing

Dear Mike and Kathryn-

Yes I am again writing on the CSD. This time about the massing for commercial buildings. The draft revised CSD as it now stands allows buildings to be 2.5 feet from the County sidewalk and 35 feet tall. Yes, there are required windows, public space, and even a small list of architectural elements to add onto the building as afterthoughts as was done by Blockbuster when they "Spanishized" as cheaply as possible their building.

Once these things begin to be built, although they will meet the now reduced CSD standard for design, there will be an outcry, as there has been with the Aldi eyesore, because these will represent a fundamental change in the experience of driving, walking or cycling through the commercial areas. I would like to make some suggestions based on observation:

1. It's difficult to tell at 40 mph, but most commercial buildings in Altadena and particularly on Lake are already setback four or more feet from the County sidewalk. If we want a really successful hillside walking district, we will need wider sidewalks than we have with County supplied amenities such as abundant parking, sidewalk planters, sidewalk art, and built in sidewalk seating. Of course State Street in Santa Barbara has these, but so also do Monrovia, Glendale, and La Brea locally. These are well known strategies they are embodied to a great extent in the usually ignored Altadena Community Plan, and the CSD is supposed to exist to implement that plan.

2. If you look at Altadena's existing commercial district, everything over 16 feet tall, except the Coffee Gallery, the former site of Pankow Builders and the old PE Power station, that is over 16 feet tall is set back from the street more than sixty (60) feet. Please drive and have a look. While I don't suggest the 60 foot setback, I would suggest six feet off the sidewalk and at that point a building up to 18 feet tall and then for further height a setback of another ten feet. I think this will end up with future development less shocking and angering to most people and that probably with these setbacks most would be comfortable with an increase in GSA, this would also benefit builders.

3. The draft proposes to allow drive through businesses on Lake. These were forbidden because of a mass and unified effort of Altadena Citizens in 1985. N. Lake Avenue is an extremely steep street with traffic traveling at high speed. Drive throughs here are extremely dangerous. While the CSD will prevent fast food drive throughs from being within 500 feet of each other, it will not forbid say a Starbucks drive through from being nextdoor or across the street from a Walgreens Pharmacy. While I would argue the ban on Lake needs to stay, I can see that something is driving the return, a force outside of Altadena, so I will not argue for continuing the community ban but instead will suggest applying REASON, and if the dangerous drive through use is to return, not allowing any drive through uses within 500 feet of each other.

None of what I am suggesting here is pie in the sky dreamy unrealistic stuff as some have suggested. These are well known well proven suggestions, especially the ones regarding sidewalk width and amenities and building massing for walkability. These have been successful everywhere they have been attempted for the last sixty years in American Urban Planning. The fact that the CSD

Committee, Altadena Town Council Land Use Committee, Altadena Town Council and amazingly enough, County planning staff seems unaware of these well known well proven extremely moderate methodologies and in fact resists them, says much more about them than it does the quality of the suggestions.

I know the most recent CSD revision embodies none of this. It is my hope that the s Angeles County Regional Planning Commission and the Board of Supervisors will direct staff towards a rewrite embodying these PROVEN Methodologies.

Finally, Supervisor, this CSD if passed before you leave office or soon after, will be seen as your legacy to the Altadena Community. It will be how you will be remembered here. Whatever is passed will permanently remake Altadena. As it presently exists, the current draft CSD will not add to the lustier of your memory. Changes to well proven methodologies will . Fir the sake of the town as a whole, and how you will eb remembered, I urge you to give these matters serious thought.

Steven S. Lamb
A L T A D E N A

STEVEN S. LAMB RESIDENTIAL DESIGN

626 354 8149

7 October 2016

Re: Altadena CSD Negative Declaration

To: Los Angeles County Department of Regional Planning, Regional Planning
Commission

Commissioners:

The following comments are my own and are distinct from those of the Society of Organic Architects and its Board of Directors.

I first wish to reaffirm and repeat all of the objections to the negative declaration contained in my July Letter to you on this same subject. I wish to thank the Commission and staff for reducing the maximum height on Lake Avenue in the present draft back down to thirty five feet.

I wish to object here and formally to the adoption of the present Negative Declaration on the following grounds:

1. The Negative Declaration contemplated the forced removal of front yard hedges. The Negative Declaration does not quantify how many hedges are to be removed, nor does it quantify the oxygen production of these hedges, or the carbon scrubbing effect of them. These are knowable foreseeable harms to the local and State environment that the Department has willfully declined to consider.
2. The Negative Declaration contains no study of how many drive through businesses are expected to come to Lake Avenue as a result of the change allowing them. There is no study quantifying expected increases in automobile accidents, potential loss of property damage and life as a result.
3. The Negative Declaration contains no study or quantification of how many hours a year automobiles will be in line idling or what the pollution impacts of that increased idling will or could be at these new drive through businesses.
4. The Negative declaration contains no quantitative analysis of how many condominium units are to be built on Lake Avenue in the present business district.

5. The Negative Declaration contains no quantitative analysis of how many people are likely to travel from and through.
6. The Negative Declaration contains no quantitative analysis of how much additional traffic and air pollution will be created by increasing Altadena's population without the addition of these improvements.
7. The Negative Declaration contains no quantitative analysis of how much electricity each new condominium unit will use. Southern California Edison already has yearly brown outs and power failures in Altadena and has a system stressed as it is.
8. The Negative Declaration has no quantitative analysis of the impacts of an as yet unknown, even a hypothetical number, of condo units will have on the sewerage plants run by the County. We do know that these facilities are already at or over capacity and are regularly fined by the EPA for not running properly due to being overcapacity.
9. The Negative Declaration has no quantification of how much more natural gas will be used by these new Condominium units, what pollution will be from the increased burning of natural gas and what the pollution to Aquifers nationally will be from fracking to acquire this natural gas.
10. The Negative Declaration makes no mention of the fact that due to the County's own failure to enforce its regulations, a culture of building tall front yard fences, hedges and other Architectural elements has grown up in Altadena and that these elements are a part of the heritage, history, and culture of Altadena as a PLACE and that the insistence upon removal of non conforming within five years and the refusal to allow structures to remain that have never been a community problem will fundamentally and forever alter the built environment and the culture of Altadena.
11. The Negative Declaration makes no mention of the desire at this revision, of many Altadenans, whose neighborhoods have been effected by roving ruffians, to have transitory rental units of every kind, not just traditional bed and breakfasts, go through a CUP process to be allowed to rent rooms. These "Air Nib" and "Air B&B" and whatever else they are called, units are removing housing from Altadena and all of Southern California and unreasonably inflating rental costs making regional affordable housing practically non-existent, the Commission and commission staff have refused to consider any legislation dealing with this pragmatic negative impact effecting all Californians. These are, in spite of the definitions of County Staff, actually commercial hotels operating in B-1 residential neighborhoods.
12. The Negative Declaration fails to mention known, anticipated and planned population growth for Altadena. At every turn when residents have asked for the thousands of existing non conforming hedges and fences and so on to be grandfathered, they are met with "Must be 10 feet back from the

Richard Marshalian

From: SSL <steve_lamb57@sbcglobal.net>
Sent: Tuesday, October 04, 2016 6:40 PM
To: Susan Tae; Michael Antonovich; Kathryn Barger Leibrich; Edel Vizcarra; G. Mcphee; Camille Dudley; Gaboon; Andre Coleman; Jonathan Vos Post; Marietta Kruells; Jerry Rhoads; Peg Hardiman; Steve Bass; Kevin Lynn; Allan Wasserman; Susan Foster-Roberto Quintana; David Smith; Laura Travnitz; Mary Dee Romney; George Lewis; Alan Zorthian; Lori Webster; James Macpherson; Elliot M. Gold; Lawrence Wilson; Steve Haussler; Kevin Uhrich; Justin Chapman; Walter Olszewski; Leslie Dutton; Adrian Rabbani; Martin A. Gordon; Okorie Ezieme; Rene Amy; David McDonald; Richard Marshalian
Subject: Re: CSD questions

Susan-

Well Im kind of confused as to where my property line is, since it seems from the length I am being taxed on, my property either goes to the middle of the street or includes half of my neighbor to the Norths living/dining room.....The width matches the assessor map (well within four inches) but the length does not.....I'd spend the \$4500 to figure it out but at this point its not that important.....We have this situation all over town BTW because of the really sloppy approvals done in the Korean War era.....

Wouldnt measuring from the curb or end of pavement have been so much simpler and wouldnt it meet any legitimate safety concern?

From: Susan Tae <stae@planning.lacounty.gov>
To: SSL <steve_lamb57@sbcglobal.net>; Michael Antonovich <mantonovich@lacbos.org>; Kathryn Barger Leibrich <kbarger@lacbos.org>; Edel Vizcarra <evizcarra@lacbos.org>; G. Mcphee <grgmcphree@yahoo.com>; Camille Dudley <areyasun@earthlink.net>; Gaboon <gaboon@sbcglobal.net>; Andre Coleman <andrec@pasadenaweekly.com>; Jonathan Vos Post <jvospost3@gmail.com>; Marietta Kruells <mariettaemail@aol.com>; Jerry Rhoads <jrhoads@cpuc.com>; Peg Hardiman <peghardiman@hotmail.com>; Steve Bass <stevebass@earthlink.net>; Kevin Lynn <kevin.lynn@klvideo.com>; Allan Wasserman <allanwasserman@gmail.com>; Susan Foster-Roberto Quintana <artnsoul2433@sbcglobal.net>; David Smith <drtydave@msn.com>; Laura Travnitz <spiralveg@yahoo.com>; Mary Dee Romney <rmarydee@gmail.com>; George Lewis <v668510@yahoo.com>; Alan Zorthian <zorthian@worldnet.att.net>; Lori Webster <lorinscott_1@msn.com>; James Macpherson <editor@pasadenanow.com>; Elliot M. Gold <elliott@telespan.com>; Lawrence Wilson <larry.wilson@sgvn.com>; Steve Haussler <steve@haussler.com>; Kevin Uhrich <kevinu@pasadenaweekly.com>; Justin Chapman <aaronsindahouse@hotmail.com>; Walter Olszewski <johnnotrin@earthlink.net>; Leslie Dutton <ldutton@fulldisclosure.net>; Adrian Rabbani <adrianrabbani@hotmail.com>; Martin A. Gordon <mgordon@lsssc.org>; Okorie Ezieme <oezieme@ngokconsultants.com>; Rene Amy <sat9forum@earthlink.net>; David McDonald <dmcDonald@planning.lacounty.gov>; Richard Marshalian <RMarshalian@planning.lacounty.gov>
Sent: Tuesday, October 4, 2016 5:58 PM
Subject: RE: CSD questions

Hi Steve,

Thanks so much for this follow-up e-mail. In addition to the e-mail response to your Monday e-mail (attached), below are our responses in blue.

You have not yet responded to my last email. Are hard copies of the final CSD revision yet placed in the Altadena Library?

Yes, hard copies of the flyers and excerpts are available in the Altadena Library.

I note, using the chart available on the DRP website that the chart still shows a max building height of 48 feet in spite of REPEATED and PUBLIC representations by DRP staff that this would be reduced to 36 feet.

Thanks Steve, this chart was in reference to an earlier CSD draft. It's been removed from our website as it no longer applies to the latest proposals and we want to minimize any confusion.

I note that the flier on the DRP website seems to indicate that the ten foot setback will be measured from the property/highway line. From the DRAWING there presented an REASONABLE person would assume this means from the CURB. Is it from the curb or from some other place, such as an invisible easement line the County may claim? If some other invisible line, when will you correct the misleading flier on your page?

The property/highway line is not the same as the edge of curb. The edge of curb is within the street right-of-way when it's a public street, and the property/highway line does not begin where the curb ends. As you are likely aware, not all streets are built the same within Altadena. For example, some residential streets have sidewalks, and the sidewalks, which start behind the edge of curb, may or may not be within the street right-of-way. Some streets are private, some sidewalks are on private property... The project website flyers have been updated to clarify that the edge of curb is not the same as the property/highway line.

Thanks!
Susie

SUSAN TAE, AICP | Supervising Regional Planner
Community Studies North Section
Los Angeles County Department of Regional Planning
Phone 213.974.6476

From: SSL [mailto:steve_lamb57@sbcglobal.net]

Sent: Tuesday, October 04, 2016 1:52 PM

To: Susan Tae <stae@planning.lacounty.gov>; Michael Antonovich <mantonovich@lacbos.org>; Kathryn Barger Leibrich <kbarger@lacbos.org>; Edel Vizcarra <evizcarra@lacbos.org>; G. Mcphee <grgmcphee@yahoo.com>; Camille Dudley <areyasun@earthlink.net>; Gaboon <gaboon@sbcglobal.net>; Andre Coleman <andrec@pasadenaweekly.com>; Jonathan Vos Post <jvospost3@gmail.com>; Marietta Kruells <mariettaemail@aol.com>; Jerry Rhoads <jrhoads@cpuc.com>; Peg Hardiman <peghardiman@hotmail.com>; Steve Bass <stevebass@earthlink.net>; Kevin Lynn <kevin.lynn@klvideo.com>; Allan Wasserman <allanbwasserman@gmail.com>; Susan Foster-Roberto Quintana <artnsoul2433@sbcglobal.net>; David Smith <drtydave@msn.com>; Laura Travnitz <spiralveg@yahoo.com>; Mary Dee Romney <marydee@gmail.com>; George Lewis <v668510@yahoo.com>; Alan Zorthian <zorthian@worldnet.att.net>; Lori Webster <lorinscott_1@msn.com>; James Macpherson <editor@pasadenanow.com>; Elliot M. Gold <elliott@telespan.com>; Lawrence Wilson <larry.wilson@sgvn.com>; Steve Haussler <steve@haussler.com>; Kevin Uhrich <kevinu@pasadenaweekly.com>; Justin Chapman <aaronsindahouse@hotmail.com>; Walter Olszewski <johnotrin@earthlink.net>; Leslie Dutton <ldutton@fulldisclosure.net>; Adrian Rabbani <adrianrabbani@hotmail.com>; Martin A. Gordon <mgordon@lsssc.org>; Okorie Ezieme <oezieme@ngokconsultants.com>; Rene Amy <sat9forum@earthlink.net>

Subject: CSD questions

Susan-

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Can you clarify these three issues please?

Steven S. Lamb

Hi Steve,

Thanks so much for your e-mail. Please see our responses below in blue. A separate response will be sent to your e-mail of Tuesday.

I understand a revision to the CSD has been posted to the DRP website. Has a hard copy been delivered to the Altadena Library? If not, Can you notify me when that will occur?

Hard copies are already available at the Altadena Main Library. There are located the CSD binder located at the Information Desk.

Was any attempt made to address the Community Concerns desiring the grandfathering of existing front yard fences ect?

Yes, the draft CSD was updated related to front yard fences, etc. The current standard that has been in place since 1927 is a maximum of 42 inches or 3.5 feet. The revised CSD standards allow taller fences and hedges, depending on the fence/wall materials and type of lot. The attached updated flyer, which is also available online, describes these updated standards. For existing front yard fences, etc. that were shown on approved plans, these are considered "grandfathered" in that they can continue to remain without any other approvals. "Nonconforming" status is a potential option, but it may be difficult to prove that the fence or wall was legally built prior to 1927. Fences and walls built after 1927 that exceed the height have not been legal and therefore cannot be "grandfathered." Once the updated CSD standards are in place, enforcement would be on a complaint basis. The homeowner has the option to comply with the new standards by changing their too-tall fence or hedge, etc., or apply for the CSD modification process (\$1,535) which is less expensive than the CUP process (\$8,966) required today.

Any attempt at dealing with the issue of the 9000 Sq Ft limitation being too restrictive for the existing Ranch properties?

The 9,000 square feet refers to adopted existing development standards for gross structural area (GSA) and lot coverage in the R-1 zone. This does not apply to other zones within Altadena. For existing ranch properties or others where this needs to be modified, the process will be easier with the CSD Update. The CSD modification process (\$1,535) is less expensive than the CUP process (\$8,966) required today.

Any attempt to deal with the C-3 hotel use of Air B&B in R-1 neighborhoods by requiring even a demi CUP as is required for a non invasive use like a front yard tori?

Hotels are specifically defined in Title 22 of the County Code (Section 22.08.080) as a "building containing six or more guest rooms or suites of guest rooms... used, rented or hired out to be

occupied on a temporary basis by guests." Furthermore, C-3 is a commercial zone that does allow hotels but so does C-1 and C-2. In C-1, C-2 and C-3 zones, a hotel requires a Conditional Use Permit or CUP.

As you may be aware, AirBnB is a website and is not an explicit use per se. Through AirBnB for example, people can pay to use an entire home, or a room or rooms within a home. So AirBnB is not necessarily the same as a hotel use.

The renting of rooms is legal as an existing accessory use in R-1 (Section 22.20.080). Rooms within a residence "may be rented to four or fewer residents" unless also used as an adult residential facility or group home for children.

Bed and breakfasts establishments, which can also be booked through such sites as AirBnB, is a new use proposed in this CSD update and requires a CUP in the R-1 zone when there are three or more rooms available for guests.

And for clarification, there is no such application as a "demi CUP." The process for CSD modifications is described in the proposed CSD, and points to the Minor CUP. I make this clarification to avoid confusion as folks in the community may look for this demi CUP reference in the ordinance, and be unable to find it.

Also, I think your mention of a "front yard tori" is a gate that may be within the front yard?... If that is correct, there is nothing in the CSD that requires a modification for such a gate. Such a gate would be allowed within the front yard. The front yard height limits would apply same as to any structure within the required yard, so if the gate itself is taller than higher limits proposed in the CSD update then yes, a CSD modification would be required. Without the CSD update, the maximum height for structures in the front yard would be 42 inches or 3.5 feet.

What day is the Commission going to hear it's motion to approve the Negative Declaration? What is the last day to submit written comments?

The next Commission public hearing is October 26, 2016. The Negative Declaration for the project is considered by the Commission along with the rest of the project. Because the Commission is not the final body on the CSD, the Commission would be recommending an action to the Board. The Board of Supervisors during their public hearing, would be the ones who actually approve the Negative Declaration.

The last day to submit written comments for the Commission is the morning of the hearing. However, to give the Commission the most time to be able to read and consider the comments, we recommend by Wednesday, October 12, 2016 so it can be mailed to them for the October 26 hearing.

Thanks!
Susie

SUSAN TAE, AICP | Supervising Regional Planner
Community Studies North Section
Los Angeles County Department of Regional Planning
Phone 213.974.6476

From: SSL [mailto:steve_lamb57@sbcglobal.net]
Sent: Monday, October 03, 2016 12:43 PM
To: Susan Tae <stae@planning.lacounty.gov>

Cc: Kathryn Barger Leibrich <kbarger@lacbos.org>; Michael Antonovich <mantonovich@lacbos.org>; Edel Vizcarra <evizcarra@lacbos.org>; G. Mcphee <grgmcphee@yahoo.com>; Camille Dudley <areyasun@earthlink.net>; Gaboon <gaboon@sbcglobal.net>; Andre Coleman <andrec@pasadenaweekly.com>; Jonathan Vos Post <jvospost3@gmail.com>; Marietta Kruells <mariettaemail@aol.com>; Jerry Rhoads <jrhoads@cpuc.com>; Peg Hardiman <peghardiman@hotmail.com>; Elliot M. Gold <elliott@telespan.com>; Steve Bass <stevebass@earthlink.net>; Kevin Lynn <kevin.lynn@klivideo.com>; Allan Wasserman <allanbwasserman@gmail.com>; Juliana Erdody <jerdody@earthlink.net>
Subject: Altadena CSD

Hello Susan-

I understand a revision to the CSD has been posted to the DRP website. Has a hard copy been delivered to the Altadena Library? If not, Can you notify me when that will occur?

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Thank you-

Steven S. Lamb

Richard Marshalian

From: SSL <steve_lamb57@sbcglobal.net>
Sent: Friday, October 14, 2016 11:54 AM
To: Susan Tae; Michael Antonovich; Kathryn Barger Leibrich; Edel Vizcarra; Richard Marshalian
Subject: Re: CSD exhibits

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: GFs, Public Comment, Altadena CSD Update

Susan-

I was just going to shoot you off an email asking if the hard copies were in the Library yet. My computer was down the last couple days, but several people were kind enough to read to me your very misleading statement on the rumors regarding the CSD. They, having also read the various drafts of the CSD, were less than amused.

I look forward to the revised exhibits and reading the comparison documents, and the latest revision. It should be interesting.

As to that endless saddle burr, LaVina, as you should be aware, there was a lawsuit between the partners and a lawsuit between the partners and the County. One of the major issues in each of these suits was that various elements required in the SP were deleted by Southwest Diversified in series of revised site plan maps, which also continuously decreased the size of the required School Site. The Department's position at the time, until Supervisor Antonovich directly intervened, after considerable public outcry, was that the over the counter approvals of the site plan were final AND that anything shown on an approved site plan was deemed approved. The Board of Supervisors position at the time was that while this is GENERALLY true, it was not true in a case where a Specific Plan passed by the BoS had specific demands on a project as a part of the approval. The issue was not generally if a site plan was approved if what was on the plan was approved, but rather could error or unfamiliarity on the part of the counter people approving a site plan, with the Specific Plan, over rule a vote of the Board Of Supervisors. I am surprised you are not familiar with this. In the matter of the Aldi store, the department approved plans that did not meet the specifics of the present CSD. I believe the exact quote from the commission was "That ship has sailed." Meaning incorrect inadvertent approvals of a site plan and elevations by the department would stand. This is another demonstration of the disparate system the department employs, one extremely rigid unforgiving system for R1 homeowners, and one loosey goosy system for large out of town developers whose projects are far more impactful than any R1 single family home could ever be. The very definition of legal and moral inequity.

In any case, the revised CSD aside from setting the modification fee down to where it should have been in the first place, does nothing to solve the problem of this community being built to a great extent outside of conformance with the fence height ordinances. It really solves no one's problem. One can not say why the 42" regulation was passed in the first place. Nor have the department ever offered an explanation other than to say they adopted the ordinance in 1927. Clearly, there is no need for it, from a public safety standpoint, as a very large percentage of properties here have hedges to the edge of the streetline, or six foot plus fences, generally about ten feet back from the street line have existed in Altadena beyond anyone's living memory. Altadena has a peculiarly low rate of automotive accidents in the unincorporated area and an even lower rate of fatalities, so clearly the 89

year history shows us that there is no public health and safety issue. There is no OBJECTIVE reason for this regulation. Nor is there an objective reason to demand a further setback from the street beyond ten feet because *SOMEDAY* Public works *MAY* widen the street. It seems the time to then move or remove the fence wall shrub whatever back ten feet from the new line of the roadway is when that new line appears. It doesn't seem that it would be impossibly difficult for the County of Los Angeles to write a clear regulation that existing fence lines could be preserved and that if and when a new actual road edge is established, they would be moved. indeed such is already the case for the 42" fences that are between the existing curb line and the end of the County easement. While this issue is perhaps not too very important in East Altadena where many front yards are 60 feet deep, in West Altadena it is vital, as most of the front yards are about 25 feet deep and a overall setback of 20 feet for a fence of hedge acting as a sound/light barrier is completely impractical. Removing these sound barriers or forcing them to be erected within five feet of the wall of the house could have the effect of actually taking the usefulness of the residence as a residence. As one of your responses to a question regarding the CSD put it "One size does not fit all".

You may be determined to pass the commercial section as is, but Susan, it really needs work, that is if your goals really are "Walkability" and maintaining a "Village feel" and Altadena cultural continuity as a specific place.. If you were familiar with Lake Avenue in Altadena, you would realize that most of the extant commercial buildings are less than 20 feet tall, and that except for the Aldi and the former Pankow Builders building, every commercial building on Lake over 20 feet tall steps back from the sidewalk at least fifty feet. If you don't believe me, I invite you to come walk it's length with me, from the Pasadena boundary to Altadena drive, any day of the week. Also, you would notice if you ever walked Lake Avenue, that there is the County sidewalk, and that most buildings on Lake Avenue have a sidewalk beyond that built back in the dawn of time by private developers. Most extant commercial buildings in Altadena are set back from the actual County sidewalk by some eight to ten feet. Again, I invite you to walk it and see. So the new useless two and a half foot setback from the sidewalk while perhaps an increase in code requirement, is a decrease from the actual built environment.

If we look at successful walking shopping districts be they in Santa Barbara, Monrovia, or La Crecenta, we find extremely deep sidewalks with amenities such as seating, low planters, extra street trees, sculpture, and water elements provided and maintained by the municipality, not the builders, in a cohesive well thought out design and plan that generally has been the subject of years of public meetings and debate. Sadly, here not so. The County of Los Angeles Department of Regional Planning is pretending this can be accomplished Ad Hoc by various builders being required to provide ten square feet of public space for every linear foot of street frontage. What does history tell us in Altadena and other places about such requirements? Amazingly, developers, whose soul reason to exist is the making of profit, build the least expensive least inspired thing they can to get these requirements off the checklist as easily as possible and then do as little maintenance as can be done. Sadly, this is not a program that will meet any success.

About the buildings themselves: you are reducing the actual number of physical number of requirements for them. Building a 35 foot tall structure 2.5 feet from the sidewalk, with a bench shoved into that 2.5 feet unshaded, unsheltered, in the sun, does not provide an amenity that will make Lake Avenue "walkable". I would like to politely suggest a minimum six foot setback from the sidewalk WITH a required shading device over at least four of that six feet, be the device, extra tree planting, an awning or extended roof plane. This will shelter shoppers and walkers, and would have the extra desirable benefit of both reducing the urban heat island effect on the sidewalk AND reducing the energy consumption of these buildings who you are going to require have major amounts of facade glass. I warn you, even with reflective film, solar heat gain in Altadena is AMAZING. Bill Webster, the former owner of Websters can attest to this. Even with Websters seven foot roof

eyebrow, the solar heat gain was so incredible at Websters that he had to paint out much of the window area because no air conditioning system he ever had installed could keep up with the heat gain. This is a very well known issue in Altadena and oddly the CSD revision does not address it, even willfully ignores it throughout, Susan, this is extremely bad public policy on the part of the department.

So, I hope that rather than rush to approve this poorly written document that does not seem to have been conceived through any sort of whole systems thinking, but seems to have been made much like the process of going to a smorgasborg and piling unrelated, not thought about elements onto a plate, that the department will go back and really take a THOUGHTFUL look at what it is doing, I know many of my thoughts were expressed by the ATC CSD sub committee and were steamrolled by various county departments. I know they have acquiesced, this is tragic on their part, tragic for Altadena and actually tragic for the department who could have crafted an excellent up to present best practices document.

For reasons that no one in Altadena can comprehend, the Department seems completely unwilling to address the issue of Air B&B type rentals. While forcing traditional B&B's into a CUP process, a use that attracts younger more rowdy renters is being resolutely ignored. The only difference in these operations aside from the less desirable clientele, is that one serves premade breakfast and one does not. Really it doesn't seem like who scrambles the egg should determine if this use needs a CUP. Either all transitory rentals in R-1 Neighborhoods should have them or none of them should have them. Again, this seems to be a result of some kind of fragmented disorganized thinking that isn't looking at the whole picture. The department MUST address this issue, it's already out of hand and destroying the quality of life in some Altadena neighborhoods for the people who attempt to live there in peace and quiet.

Finally, let me say, that Altadena has a number of really fine Architects, Civil Engineers, and retired planners who were not, for whatever reason, tapped for this process. I really think some sort of a charrette process with a number of them would yield to a much better result that all of Altadena and the department could be proud of. Several of these folks read your first draft and have responded both by letter and spoke at the hearing, They are not at all, as am I, the usual suspects.

Please do let me know when hard copies are available at the library. I will again send you a full and exhaustive (and I note exhausting to compile) set of comments. I note also that you did not publish the final draft in any kind of reasonable time frame for the public's written comments to be mailed to the Planning Commission. I believe you informed me in a prior email that our written comments had to arrive in your office by the 14th, that's TODAY, for the Commission to have them mailed out to them and to have a chance that the members would read them.

Sincerely,

Steven S. Lamb
A L T A D E N A

From: Susan Tae <stae@planning.lacounty.gov>
To: SSL <steve_lamb57@sbcglobal.net>; Michael Antonovich <mantonovich@lacbos.org>; Kathryn Barger Leibrich <kbarger@lacbos.org>; Edel Vizcarra <evizcarra@lacbos.org>
Cc: Richard Marshalian <RMarshalian@planning.lacounty.gov>
Sent: Thursday, October 13, 2016 6:01 PM
Subject: RE: CSD exhibits

Hi Steve,

Regarding stamped approved plans, I'm not familiar with the specifics you're referring to regarding the La Vina project. Do you have additional information about which properties were involved in this issue regarding boundary changes? Any additional information you could provide would be helpful.

Regarding the exhibits, the additional information was helpful. As you may appreciate, a diagram on a flyer will be different than a detailed engineered drawing. Our audience is broad and includes folks who are not familiar with how to read technical drawings. As you may also recognize, site plans for a specific property can be detailed because of existing conditions but the flyer diagram needs to be general enough to account for streets that do have curbs and sidewalks, those that do not, etc.

The full version of the latest draft CSD ordinance is available online starting today, along with the other hearing materials that were transmitted today to the Commission. These include the staff memo and the additional correspondence. Also included is a table that compares the July 2016 and October 2016 versions of the ordinance. Your feedback that it takes time for the public to compare both documents was helpful in us preparing this document to help the public, and the Commission, see the changed language.

We've also forwarded these materials along to the Altadena Library so once I receive confirmation that it's available in hard copy, I can let you know...

Thanks!
Susie

SUSAN TAE, AICP | Supervising Regional Planner
Community Studies North Section
Los Angeles County Department of Regional Planning
Phone 213.974.6476

From: SSL [mailto:steve_lamb57@sbcglobal.net]
Sent: Tuesday, October 11, 2016 4:39 PM
To: Susan Tae <stae@planning.lacounty.gov>; Michael Antonovich <mantonovich@lacbos.org>; Kathryn Barger Leibrich <kbarger@lacbos.org>; Edel Vizcarra <evizcarra@lacbos.org>
Subject: Re: CSD exhibits

Susie-

Thank you for your response.

1. So to be clear, a stamped approved site plan showing a six foot fence does not mean that portion of the plan was approved. This is completely inconsistent with your department's rulings, if you will recall, regarding the various adopted site plans for the LaVina project. Where the department claimed that various adjustments to various property boundaries even though not specifically a part of the approval, were indeed approved. Here once again the DRP is having their cake and eating it too, treating large developers in a totally different manner than they treat individual homeowners.

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3. How many days before the hearing, Exactly will the final draft be ready?

Steve

From: Susan Tae <stae@planning.lacounty.gov>
To: SSL <steve_lamb57@sbcglobal.net>; Susan Foster-Roberto Quintana <artnsoul2433@sbcglobal.net>; Kathryn Barger Leibrich <kbarger@lacbos.org>; Michael Antonovich <mantonovich@lacbos.org>; Edel Vizcarra <evizcarra@lacbos.org>
Cc: Richard Marshalian <RMarshalian@planning.lacounty.gov>; David McDonald <dmcdonald@planning.lacounty.gov>
Sent: Tuesday, October 11, 2016 3:55 PM
Subject: RE: CSD exhibits

Hi Steve and Susan,

Please find below responses to your questions about the CSD:

REGARDING THE LATEST DRAFT CSD

As Susan already indicated, there will be a full updated draft CSD ordinance available mid-October. Highlighted in yellow will be the changes from the July Commission version, so it will be easy to identify the updated language. In addition to the staff report that will discuss the changes, for ease in reference we'll have a table that lists the previous CSD text (if any) from the July version, and the October version equivalent.

All comment letter received before the hearing will be provided to the Commission depending on when received, with distribution dates October 13, October 20 and October 26 (morning of the hearing). In addition to the flyers that summarized the changes, the major CSD text changes have been available on our website starting September 29, 2016. The full text that will be posted soon provides the updated language in context to the whole CSD.

REGARDING FENCE FLYER

I'm sorry to hear that you find the fences and hedges flyer confusing. Please advise what elements cause you concern so that we may clarify. Previously you had indicated that you were assuming the line labeled as "Highway/Property Line" was in fact the edge of curb. So we've added additional language to clearly state that the highway/property line is NOT the same as the edge of curb. If you have other points of clarification or questions or a revised drawing that you think is more clear, we'd be happy to respond or review

REGARDING APPROVED SITE PLANS

The mere depiction of an overheight fence, shrub, wall or gate height on an approved site plan, does not consider it approved. The elements specifically approved through that site plan would be deemed approved. So in your example of a client with a remodel, unless your client also specifically applied for the yard elements to be approved/modified in addition to the remodel, only that applied for and called out in the approval, are considered approved. If you have specific properties you'd like us to research to help clarify this point, please advise with more information and we can work with our Front Counter to confirm what was approved.

Thanks!
Susie

SUSAN TAE, AICP | Supervising Regional Planner
Community Studies North Section
Los Angeles County Department of Regional Planning
Phone 213.974.6476

From: SSL [mailto:steve_lamb57@sbcglobal.net]
Sent: Sunday, October 09, 2016 2:30 PM
To: Susan Foster-Roberto Quintana <artnsoul2433@sbcglobal.net>; Susan Tae <stae@planning.lacounty.gov>; Kathryn Barger Leibrich <kbarger@lacbos.org>; Michael Antonovich <mantonovich@lacbos.org>; Edel Vizcarra <evizcarra@lacbos.org>
Subject: Re: CSD exhibits

Susan-

Yes, I know. I just want to make sure and of course I think that if the final version isnt done till mid October, that a hearing two weeks later than that is profoundly wrong. So lets say mid October is October 14 Giving the public exactly 12 days to find, read, digest and organize around the CSD, and making four versions since publication that the DRP has had us comment upon, and most of those very valid comments ignored and when not ignored dealt with by issuing EXTREMELY and clearly WILLFULLY, misleading fliers.

Steve

From: Susan Foster-Roberto Quintana <artnsoul2433@sbcglobal.net>
To: SSL <steve_lamb57@sbcglobal.net>; Susan Tae <stae@planning.lacounty.gov>; Kathryn Barger Leibrich <kbarger@lacbos.org>; Michael Antonovich <mantonovich@lacbos.org>; Edel Vizcarra <evizcarra@lacbos.org>
Sent: Saturday, October 8, 2016 10:09 AM
Subject: Re: CSD exhibits

Both the Altadena Community Standards District home tab and the September 2016 updated draft imply there will be yet another version. Both state, "A full updated draft CSD ordinance will be available mid-October 2016."

From: SSL <steve_lamb57@sbcglobal.net>
To: Susan Tae <stae@planning.lacounty.gov>; Kathryn Barger Leibrich <kbarger@lacbos.org>; Michael Antonovich <mantonovich@lacbos.org>; Edel Vizcarra <evizcarra@lacbos.org>
Sent: Friday, October 7, 2016 1:40 PM
Subject: CSD exhibits

Hi Susan-

I hope this note finds you well. I went today to make copies of the latest version of the CSD at the library. Is the present latest (and I note undated) version at the Altadena Library the FINAL version or will there be further revisions? Several community members have expressed that they have been told there will be one more CSD revision and a revised Negative declaration before the meeting of the Regional Planning Commission on the 26th. Is this indeed the case? If so, how much time will the public have to review this massive quantity of gov speak documents before the 26th? How will we be able to write comment letters that the commission will read and consider before the hearing?

As to the specific exhibits, your fence flier is confusing and completely misleading and is NOT something you would accept as clear from an applicant. Three of us who are in the design, building and development business looked at them today and we cant agree as to what they mean and each of us finds them confusing. I suspect if we are confused, so would be the General Public. Perhaps I could come to your office, sit down with you and we could come up with a clearer drawing that more people can understand readily? The fence issue effects literally THOUSANDS of homeowners in Altadena, and what is being done about it should be clear and easy for average people who dont speak Gov Speak to understand.

Oh and BTW- still no answer to my question regarding your statement that if a fence were shown on a approved site plan it would be considered legal. As I informed you, many of my remodel clients in

Altadena had their fence, shrub, wall and gate heights described (Always higher than 42") and their plans approved. Have those various objects been approved by the siteplan being stamped approved? Can you have someone authoritatively answer this question? May I have the answer in writing?

Sincerely-

Steven S. Lamb

Richard Marshalian

From: Susan Tae
Sent: Monday, October 17, 2016 10:17 AM
To: Richard Marshalian
Subject: Fwd: Altadena CSD commercial massing

Follow Up Flag: Follow up
Flag Status: Flagged

Correspondence for RPC transmittal

Thanks,
Susie

Sent from an iPhone

Begin forwarded message:

From: SSL <steve_lamb57@sbcglobal.net>
Date: October 17, 2016 at 10:15:41 AM PDT
To: Michael Antonovich <mantonovich@lacbos.org>, Kathryn Barger Leibrich <kbarger@lacbos.org>, Edel Vizcarra <evizcarra@lacbos.org>
Cc: Susan Tae <stae@planning.lacounty.gov>, Okorie Ezieme <oezieme@ngokconsultants.com>, Gloria Sanyika <g.san@sbcglobal.net>
Subject: Altadena CSD commercial massing
Reply-To: SSL <steve_lamb57@sbcglobal.net>

Dear Mike and Kathryn-

Yes I am again writing on the CSD. This time about the massing for commercial buildings. The draft revised CSD as it now stands allows buildings to be 2.5 feet from the County sidewalk and 35 feet tall. Yes, there are required windows, public space, and even a small list of architectural elements to add onto the building as afterthoughts as was done by Blockbuster when they "Spanishized" as cheaply as possible their building.

Once these things begin to be built, although they will meet the now reduced CSD standard for design, there will be an outcry, as there has been with the Aldi eyesore, because these will represent a fundamental change in the experience of driving, walking or cycling through the commercial areas. I would like to make some suggestions based on observation:

1. It's difficult to tell at 40 mph, but most commercial buildings in Altadena and particularly on Lake are already setback four or more feet from the County sidewalk. if we want a really successful hillside walking district, we will need wider sidewalks than we have with County supplied amenities such as abundant parking, sidewalk planters, sidewalk art, and built in sidewalk seating. Of course State Street in Santa Barbara has these, but so also do Monrovia, Glendale, and La Crecenta locally. These are well known strategies they are embodied to a great extent in the usually ignored Altadena Community Plan, and the CSD is supposed to exist to implement that plan.

2. If you look at Altadena's existing commercial district, everything over 16 feet tall, except the Coffee Gallery, the former site of Pankow Builders and the old PE Power station, that is over 16 feet tall is set back from the street more than sixty (60) feet. Please drive and have a look. While I don't suggest the 60 foot setback, I would suggest six feet off the sidewalk and at that point a building up to 18 feet tall and then for further height a setback of another ten feet. I think this will end up with future development less shocking and angering to most people and that probably with these setbacks most would be comfortable with an increase in GSA, this would also benefit builders.

3. The draft proposes to allow drive through businesses on Lake. These were forbidden because of a mass and unified effort of Altadena Citizens in 1985. N. Lake Avenue is an extremely steep street with traffic traveling at high speed. Drive throughs here are extremely dangerous. While the CSD will prevent fast food drive throughs from being within 500 feet of each other, it will not forbid say a Starbucks drive through from being nextdoor or across the street from a Walgreens Pharmacy. While I would argue the ban on Lake needs to stay, I can see that something is driving the return, a force outside of Altadena, so I will not argue for continuing the community ban but instead will suggest applying REASON, and if the dangerous drive through use is to return, not allowing any drive through uses within 500 feet of each other.

None of what I am suggesting here is pie in the sky dreamy unrealistic stuff as some have suggested. These are well known well proven suggestions, especially the ones regarding sidewalk width and amenities and building massing for walkability. These have been successful everywhere they have been attempted for the last sixty years in American Urban Planning. The fact that the CSD Committee, Altadena Town Council Land Use Committee, Altadena Town Council and amazingly enough, County planning staff seems unaware of these well known well proven extremely moderate methodologies and in fact resists them, says much more about them than it does the quality of the suggestions.

I know the most recent CSD revision embodies none of this. It is my hope that the Angeles County Regional Planning Commission and the Board of Supervisors will direct staff towards a rewrite embodying these PROVEN Methodologies.

Finally, Supervisor, this CSD if passed before you leave office or soon after, will be seen as your legacy to the Altadena Community. It will be how you will be remembered here. Whatever is passed will permanently remake Altadena. As it presently exists, the current draft CSD will not add to the lustier of your memory. Changes to well proven methodologies will. For the sake of the town as a whole, and how you will be remembered, I urge you to give these matters serious thought.

Steven S. Lamb
ALTADENA

Richard Marshalian

From: SSL <steve_lamb57@sbcglobal.net>
Sent: Monday, October 17, 2016 1:17 PM
To: Susan Tae; Richard Marshalian; Michael Antonovich; Kathryn Barger Leibrich; Edel Vizcarra
Subject: Re: CSD exhibits and a serious issue

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Public Comment, Altadena CSD Update

Hi Susan!

Finally was able to get to the library , Between Shabbat and Sukkot I was out of action. The Library have the 12 page comparison and a 76 page undated draft of the CSD, I assume since it's the longest draft it's the current one? Sadly none of your other exhibits are present.

I did as I was thumbing through the very interesting comment letters find a very troubling exchange between a homeowner and Mr. Marshalian. This homeowner was opposed to the CSD. She had owned her home for some time and remodeled it with permits twice. Her non conforming fence showed on both sets of stamped approved site plans. Mr. Marshalian sent her back a response that to a REASONABLE PERSON, inexperienced with the skilled duplicitous communication of County Staff, indicated that her fence was indeed legal. She thanked him for the information and responded that since her fence was legal she now had no objection.

As you know when I rather pointedly asked you a question of this nature, due of course to my unhappy years of communication with the duplicitous members of your department, on the second round you gave me a direct "no" answer. I believe Mr. Marshalian owes her both an apology and a clarification. He clearly knew from her response that she had been misinformed, that is if the information you gave me, that the fence/hedge/wall had to be directly applied for and that a location and correct notation of height on a approved stamped site plan was not sufficient.

Sincerely,

Steven S. Lamb

From: Susan Tae <stae@planning.lacounty.gov>
To: SSL <steve_lamb57@sbcglobal.net>
Cc: Michael Antonovich <mantonovich@lacbos.org>; Kathryn Barger Leibrich <kbarger@lacbos.org>
Sent: Friday, October 14, 2016 4:40 PM
Subject: Re: CSD exhibits

Hi Steve,

Of course - I double-checked with the library and they'll have the documents available tomorrow!

Thanks!
Susie

Sent from an iPhone

On Oct 14, 2016, at 12:00 PM, SSL <steve_lamb57@sbcglobal.net> wrote:

Susan-

I tend to not read large documents via computer because I have a stigmatism and even with corrective glasses I get wild head aches when doing so. That's why I always ask when the document is available in hard copy. Also UCLA research indicates humans, even "digital natives" do not absorb information nearly as well in electronic format as they do in physical paper.

Steve

From: Susan Tae <stae@planning.lacounty.gov>
To: SSL <steve_lamb57@sbcglobal.net>; Michael Antonovich <mantonovich@lacbos.org>; Kathryn Barger Leibrich <kbarger@lacbos.org>; Edel Vizcarra <evizcarra@lacbos.org>
Cc: Richard Marshalian <RMarshalian@planning.lacounty.gov>
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Thanks!
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SUSAN TAE, AICP | Supervising Regional Planner
Community Studies North Section
Los Angeles County Department of Regional Planning
Phone 213.974.6476

From: SSL [mailto:steve_lamb57@sbcglobal.net]
Sent: Tuesday, October 11, 2016 4:39 PM

To: Susan Tae <stae@planning.lacounty.gov>; Michael Antonovich <mantonovich@lacbos.org>; Kathryn Barger Leibrich <kbarger@lacbos.org>; Edel Vizcarra <evizcarra@lacbos.org>
Subject: Re: CSD exhibits

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3. How many days before the hearing, Exactly will the final draft be ready?

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From: Susan Tae <stae@planning.lacounty.gov>
To: SSL <steve_lamb57@sbcglobal.net>; Susan Foster-Roberto Quintana <artnsoul2433@sbcglobal.net>; Kathryn Barger Leibrich <kbarger@lacbos.org>; Michael Antonovich <mantonovich@lacbos.org>; Edel Vizcarra <evizcarra@lacbos.org>
Cc: Richard Marshalian <RMarshalian@planning.lacounty.gov>; David McDonald <dmcDonald@planning.lacounty.gov>
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Susie

SUSAN TAE, AICP | Supervising Regional Planner
Community Studies North Section
Los Angeles County Department of Regional Planning
Phone 213.974.6476

From: SSL [mailto:steve_lamb57@sbcglobal.net]

Sent: Sunday, October 09, 2016 2:30 PM

To: Susan Foster-Roberto Quintana <artnsoul2433@sbcglobal.net>; Susan Tae <stae@planning.lacounty.gov>; Kathryn Barger Leibrich <kbarger@lacbos.org>; Michael Antonovich <mantonovich@lacbos.org>; Edel Vizcarra <evizcarra@lacbos.org>

Subject: Re: CSD exhibits

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Steve

From: Susan Foster-Roberto Quintana <artnsoul2433@sbcglobal.net>

To: SSL <steve_lamb57@sbcglobal.net>; Susan Tae <stae@planning.lacounty.gov>; Kathryn Barger Leibrich <kbarger@lacbos.org>; Michael Antonovich <mantonovich@lacbos.org>; Edel Vizcarra <evizcarra@lacbos.org>

Sent: Saturday, October 8, 2016 10:09 AM

Subject: Re: CSD exhibits

Both the Altadena Community Standards District home tab and the September 2016 updated draft imply there will be yet another version. Both state, "A full updated draft CSD ordinance will be available mid-October 2016."

From: SSL <steve_lamb57@sbcglobal.net>
To: Susan Tae <stae@planning.lacounty.gov>; Kathryn Barger Leibrich <kbarger@lacbos.org>; Michael Antonovich <mantonovich@lacbos.org>; Edel Vizcarra <evizcarra@lacbos.org>
Sent: Friday, October 7, 2016 1:40 PM
Subject: CSD exhibits

Hi Susan-

I hope this note finds you well. I went today to make copies of the latest version of the CSD at the library. Is the present latest (and I note undated) version at the Altadena Library the FINAL version or will there be further revisions? Several community members have expressed that they have been told there will be one more CSD revision and a revised Negative declaration before the meeting of the Regional Planning Commission on the 26th. Is this indeed the case? If so, how much time will the public have to review this massive quantity of gov speak documents before the 26th? How will we be able to write comment letters that the commission will read and consider before the hearing?

As to the specific exhibits, your fence flier is confusing and completely misleading and is NOT something you would accept as clear from an applicant. Three of us who are in the design, building and development business looked at them today and we cant agree as to what they mean and each of us finds them confusing. I suspect if we are confused, so would be the General Public. Perhaps I could come to your office, sit down with you and we could come up with a clearer drawing that more people can understand readily? The fence issue effects literally THOUSANDS of homeowners in Altadena, and what is being done about it should be clear and easy for average people who dont speak Gov Speak to understand.

Oh and BTW- still no answer to my question regarding your statement that if a fence were shown on a approved site plan it would be considered legal. As I informed you, many of my remodel clients in ALTadena had their fence, shrub, wall and gate heights described (Always higher than 42") and their plans approved. Have those various objects been approved by the siteplan being stamped approved? Can you have someone authoritatively answer this question? May I have the answer in writing?

Sincerely-

Steven S. Lamb

